



**FINAL ADMINISTRATIVE DECISION  
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: Laurel O'Connor  
DOCKET NO.: 22-02005.001-R-1  
PARCEL NO.: 06-18-306-017

The parties of record before the Property Tax Appeal Board are Laurel O'Connor, the appellant, by attorney Ronald Kingsley of Lake County Real Estate Tax Appeal, LLC in Hawthorn Woods, and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **No Change** in the assessment of the property as established by the **Lake** County Board of Review is warranted. The correct assessed valuation of the property is:

**LAND:** \$17,136  
**IMPR.:** \$98,119  
**TOTAL:** \$115,255

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the Lake County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2022 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

**Findings of Fact**

The subject property is improved with a two-story dwelling with a vinyl siding exterior that contains 2,464 square feet of living area. The dwelling was built in 1998. Features of the home include a full unfinished basement, central air conditioning, 2½ bathrooms, and an attached garage with 560 square feet of building area. The property has a 6,100 square foot lakefront site located along the shore of Long Lake in Round Lake, Avon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales improved with two-story dwellings that range in size from 2,240 to 2,588 square feet of living area. The homes were built from 1987 to 2002. Each comparable has a basement, central air conditioning, 2½ bathrooms, and a garage ranging in size from 420 to 896 square feet of building area. Two of the comparables have one fireplace. The comparables have sites ranging in size from 7,405 to 37,344 and are

located from approximately 1.44 to 2.67 miles from the subject property. The sales occurred from March to May 2021 for prices ranging from \$275,000 to \$320,000 or from \$113.99 to \$142.86 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$105,941.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$115,255. The subject's assessment reflects a market value of \$345,780 or \$140.34 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.<sup>1</sup>

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located in the same neighborhood as the subject with lakefront lots along Long Lake. The comparables are improved with 1.5-story or 2-story single family dwellings with vinyl siding exteriors that range in size from 1,392 to 3,057 square feet of living area. The homes were built from 1934 to 1997. One of the comparables has a crawl space foundation and three comparables have full or partial basements with one having finished area. Three comparables have central air conditioning, two comparables have one or two fireplaces, and each comparable has an attached or detached garage ranging in size from 528 to 1,040 square feet of building area. The comparables have from two to three bathrooms. These properties have sites ranging in size from 6,200 to 33,200 square feet of land area and are located from approximately .05 to .45 of a mile from the subject property. The sales occurred from July 2019 to November 2022 for prices ranging from \$330,000 to \$475,000 or from \$130.81 to \$341.24 per square foot of living area, including land.

The board of review submission included a site map for the subject property and a map depicting the location of the subject property and the board of review comparables along the shore of Long Lake. The board of review also submitted a grid analysis of the appellant's comparables and noted that none of these properties are waterfront properties as is the subject property. The grid analysis of the appellant's comparables disclosed comparables #2 and #3 have finished basement area.

### **Conclusion of Law**

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales, or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted information on seven comparable sales to support their respective positions. The Board finds the comparables provided by the appellant sold more proximate in

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<sup>1</sup> Property Tax Appeal Board procedural rule section 1910.50(c)(1) provides that in all counties other than Cook, the three-year county wide assessment level as certified by the Illinois Department of Revenue (IDOR) will be considered. 86 Ill.Admin.Code Sec. 1910.50(c)(1). As of the development of this Final Administrative Decision, the IDOR has not published figures for tax year 2022.

time to the assessment date at issue and are improved with homes more similar to the subject dwelling in age, size and features than are the comparables provided by the board of review. However, the appellant's comparables are not as similar to the subject in location as are the comparables provided by the board of review. The appellant's comparables are located from approximately 1.44 to 2.67 miles from the subject and none of the comparables are waterfront properties as is the subject property. The difference in location detracts from the weight that can be given the appellant's comparables. The subject's waterfront location would appear to be superior to the location of the appellant's comparables and suggests each comparable would require an upward adjustment for location to make the property more equivalent to the subject property. Nevertheless, the appellant's comparables sold for prices ranging from \$275,000 to \$320,000 or from \$113.99 to \$142.86 per square foot of living area, including land. The subject's assessment reflects a market value of \$345,780 or \$140.34 per square foot of living area, including land, which is above the overall price range but within the range on a per square foot of living area basis of the appellant's comparables and appears to be supported given the upward adjustment to the comparables necessitated by their non-waterfront locations.

The Board finds that the board of review comparables are similar waterfront properties as is the subject property. The Board also finds that board of review comparables #2 through #4 did not sell as proximate in time to the assessment date as the appellant's comparables, however, due to their similar location as the subject consideration should be given these transactions. The Board finds the board of review comparables #1 and #4 are significantly smaller than the subject dwelling and are inferior to the subject in foundation with either a smaller basement or a crawl space foundation while the subject has a full basement, indicating these comparables would require upward adjustments to make them more equivalent to the subject in size and foundation. Additionally, board of review comparable #4 is approximately 64 years older than the subject dwelling again suggesting an upward adjustment for age would be proper. These two comparables sold for prices of \$475,000 and \$330,000 or for \$341.24 and \$202.21 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$345,780 or \$140.34 per square foot of living area, including land, which is bracketed by the total sales prices of these two comparables but is below the price of each comparable on a per square foot of living area basis. Given the differences in size, age, and/or features, the Board finds these two sales are supportive of the subject's assessment.

Board of review comparables #2 and #3 are more similar to the subject in dwelling size with 3,057 and 2,959 square feet of living area, respectively. However, board of review comparable #3 has a chronological age that is 51 years older than the subject and has an effective age that is approximately 29 years older than the subject, suggesting this comparable would require an upward adjustment for age. These two comparables sold for prices of \$399,900 and \$451,000 or for \$130.81 and \$152.42 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$345,780 or \$140.34 per square foot of living area, including land, which is below the total prices of these two comparables but is bracketed by the two comparables on a price per square foot of living area basis. The Board finds these two sales are supportive of the subject's assessment.

In conclusion, after considering the sales provided by both parties, the Board finds the assessment of the subject property is correct and a reduction in the subject's assessment is not justified.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Member



Member



Member



Member

DISSENTING: \_\_\_\_\_

CERTIFICATION

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date:

April 16, 2024



Clerk of the Property Tax Appeal Board

**IMPORTANT NOTICE**

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year or years of the same general assessment period, as provided in Sections 9-125 through 9-225, are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for such subsequent year or years directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.

PARTIES OF RECORD

AGENCY

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