



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

APPELLANT: Darin Varsek
DOCKET NO.: 22-02020.001-R-1
PARCEL NO.: 07-30-111-006

The parties of record before the Property Tax Appeal Board are Darin Varsek, 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: \$16,256
IMPR.: \$208,120
TOTAL: \$224,376

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 of wood siding exterior construction that contains 3,036 square feet of living area. The dwelling was built in 2001. Features of the home include an unfinished basement, central air conditioning, one fireplace, 2½ bathrooms, and an attached garage with 896 square feet of building area. The property has a 6,250 square foot site located along Gages Lake in Grayslake, Warren 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 of wood frame construction that range in size from 2,509 to 2,711 square feet of living area. The homes were built from 1994 to 1996. Each property has a basement, central air conditioning, one fireplace, 2½ or 3½ bathrooms, and a garage with either 475 or 504 square feet of building area. These properties have sites ranging in size from 8,712 to 15,682 square feet of land area.

The comparables are located from approximately .48 to .53 of a mile from the subject. The sales occurred from December 2021 to June 2022 for prices ranging from \$400,000 to \$432,000 or from \$153.08 to \$172.18 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$136,606.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$224,376. The subject's assessment reflects a market value of \$673,195 or \$221.74 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales improved with two-story dwellings with wood siding exterior construction that range in size from 1,608 to 2,914 square feet of living area. The homes were built from 1922 to 2009 with comparables #3 and #4 having effective construction dates of 1965 and 1990, respectively. Three comparables have basements with finished area, with one being a walk-out design, and one comparable has a crawl space foundation. Each comparable has central air conditioning, three comparables have one or two fireplaces, each property has either 3 or 3½ bathrooms, and three comparables have garages that range in size from 462 to 850 square feet of building area. These properties have sites ranging in size from 5,390 to 13,620 square feet of land area. The comparables are in the same neighborhood as the subject and from approximately .16 to .68 of a mile from the subject property. The board of review explained the comparables are lakefront homes, similar to the subject. The board of review submitted a copy of a location map depicting the location of the subject and the four board of review comparables along Gages Lake.¹ The sales occurred from March 2020 to December 2021 for prices ranging from \$375,000 to \$765,000 or from \$219.16 to \$294.80 per square foot of living area, including land.

In rebuttal, the board of review asserted that none of the appellant's sales are waterfront properties and provided a location map depicting the location of the subject property and the appellant's comparables as supportive documentation for this statement.

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 Board finds the best evidence of market value to be the board of review comparable sales as these homes are waterfront properties, located along the shore of Gages Lake, as is the subject property. The board of review comparables are improved with homes that are smaller than the subject dwelling, indicating that upward adjustments for size to make them more equivalent to the subject would be appropriate. Additionally, board of review comparables #2 and #3 are

¹ The board of review misidentified the comparables on the location map as Appellant's Sales #1 through #4 when the comparables were provided by the board of review.

significantly older than the subject dwelling; comparable #2 has no garage, unlike the subject property; comparable #3 has no fireplace, dissimilar to the subject; and comparable #4 has a crawl space foundation, inferior to the subject's full basement, suggesting the comparables would require upward adjustments to make them more equal to the subject for these traits. Conversely, board of review comparables #1, #2 and #3 have finished basement area, unlike the subject's unfinished basement, suggesting a downward adjustment to the comparables for this characteristic would be proper. These four comparables sold for prices ranging from \$375,000 to \$765,000 or from \$219.16 to \$294.80 per square foot of living area, including land. The two board of review sales that are improved with homes most similar to the subject dwelling in size and age are board of review sales #1 and #4 that sold for prices of \$765,000 and \$700,000 or for \$294.80 and \$240.22 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$673,195 or \$221.74 per square foot of living area, including land, which is within the range established by the best comparable sales in this record and below the two sales most similar to the subject dwelling in age and size. The subject's assessment is well supported by the board of review comparables after considering the suggested adjustments. Although the appellant's comparables are similar the subject in style, age, and size, they are less similar to the subject in waterfront location than the board of review comparables and are given less weight due to this difference from the subject property. Based on this evidence 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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