



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

APPELLANT: Marcus Leshock  
DOCKET NO.: 22-02021.001-R-1  
PARCEL NO.: 07-29-301-014

The parties of record before the Property Tax Appeal Board are Marcus Leshock, 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:** \$14,134  
**IMPR.:** \$80,249  
**TOTAL:** \$94,383

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 consists of a one-story/ranch style dwelling of wood siding exterior construction containing 1,577 square feet of living area. The dwelling was built in 1956 and has an effective construction date of 1984. Features of the home include a basement that is partially finished with recreation room area, central air conditioning, two bathrooms, and an attached garaged with 460 square feet of building area. The property has an 11,150 square foot site located along the shore of Valley 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 one-story dwellings of wood frame construction that range in size from 1,359 to 1,878 square feet of living area. The homes were built from 1954 to 1967 with the oldest home having an effective construction date of 1963. Each comparable has a basement, 1½ to 2½ bathrooms, and a garage ranging in size

from 288 to 922 square feet of building area. Comparables #2 and #3 have central air conditioning and one fireplace. These properties have sites ranging in size from 9,618 to 11,983 square feet of land area and are located from approximately .17 to .78 of a mile from the subject property. The sales occurred from July 2020 to June 2021 for prices ranging from \$230,000 to \$251,000 or from \$128.86 to \$169.24 per square foot of living area, including land. The appellant submitted a copy of the Multiple Listing Service (MLS) listing sheet for comparable #1 disclosing the home was rehabbed in 2006. The appellant requested the subject's total assessment be reduced to \$73,060.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$94,383. The subject's assessment reflects a market value of \$283,177 or \$179.57 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.

In rebuttal the board of review indicated the subject is a lakefront property while the appellant's comparables are not lakefront properties. The board of review submitted a copy of a location map depicting the position of the subject property and the comparables to support this statement.

In support of its contention of the correct assessment the board of review submitted information on seven comparables with six of the comparables being lakefront properties located along the shore of Valley Lake and comparable #4 backing Valley North Park which is adjacent to Valley Lake. The board of review submitted a location map depicting the locale of the subject property and the seven comparable sales to support this assertion.

The board of review comparable sales are improved with one-story/ranch style, bilevel/raised ranch style or tri-level style dwellings of wood siding, brick, or brick and wood siding exterior construction that range in size from 819 to 1,860 square feet of living area. The homes were built from 1957 to 1983. Comparables #1 and #5 have lower levels with finished area. Comparables #2, #3, #4 and #6 have full or partial basements with three having finished area and one being a walk-out design. Comparable #7 has a crawl space foundation. Five comparables have central air conditioning, five comparables have one or two fireplaces, and six comparables have a garage ranging in size from 375 to 780 square feet of building area. The homes also have from 1 to 2½ bathrooms. These properties have sites ranging in size from 8,190 to 12,610 square feet of land area and are located from approximately .06 to .26 of a mile from the subject property. The sales occurred from October 2020 to December 2022 for prices ranging from \$172,000 to \$425,000 or from \$92.47 to \$415.04 per square foot of living area, including land. The board of review provided a copy of the MLS listing sheet for comparable #6 indicating the property was in need of significant work, there were water issues in the walk-out basement, the property was being sold "as-is", and the transaction was an estate sale.

The board of review also submitted copies of the subject's property record card disclosing the home was expanded from 864 square feet to 1,577 square feet of living area in 2019. The board of review provided a copy of the building permit issued in 2019 in the amount of \$180,000 for an addition, kitchen, garage, bedroom, and full bathroom.

### **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 gives less weight to the appellant's comparable sales as none are lakefront properties as is the subject property, and comparable #1 sold in July 2020, not as proximate in time to the assessment date as the best sales in this record. The Board gives less weight to board of review comparable #6 as this property had condition issues at the time of sale and the transaction occurred in October 2020, not as proximate in time to the assessment date as the best sales in this record.

The Board finds board of review comparable sales #1 through #5 and comparable #7 are given most weight due to their locations near or on the shore of Valley Lake. These properties have varying degrees of similarity to the subject in age, style, size, and features. Comparables #1 and #5 are bi-level/raised ranch style or tri-level style homes while the subject is a one-story/ranch style dwelling. These two comparables sold for prices of \$415,000 and \$315,000 or for \$300.72 and \$312.50 per square foot of above ground living area, including land, respectively, which are above the market value reflected by the subject's assessment of \$283,177 or \$179.57 per square foot of living area, land included, supporting the conclusion the subject is not overvalued. The four remaining comparables are improved with one-story dwellings that range in size from 819 to 1,432 square feet of living area, suggesting each would require upward adjustments for size to make them more equal to the subject property. The Board finds comparable #7 sold for a price significantly higher than comparables #2, #3 and #4, at \$425,000 or \$415.04 per square foot of living area, including land, which again supports the conclusion the subject is not overvalued. The three remaining comparables sold for prices ranging from \$215,000 to \$305,000 or from \$172.29 to \$262.52 per square foot of living area, including land. The subject's assessment reflects a market value of \$283,177 or \$179.57 per square foot of living area, including land, which is within the range established by these comparable sales, which are supportive of the subject's assessment. 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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