



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

APPELLANT: Susan Moran  
DOCKET NO.: 22-02041.001-R-1  
PARCEL NO.: 09-25-214-039

The parties of record before the Property Tax Appeal Board are Susan Moran, 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:** \$7,419  
**IMPR.:** \$72,325  
**TOTAL:** \$79,744

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 residential condominium unit of wood siding exterior construction containing 1,472 square feet of living area. The condominium was constructed in 1989. Features of the condominium include a full basement partially finished with a 420 square foot recreation room, central air conditioning, one fireplace, 2½ bathrooms, and an attached garage with 380 square feet of building area.<sup>1</sup> The property is in Wauconda, Wauconda Township, Lake County.

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<sup>1</sup> The board of review provided a copy of the subject's property record card describing the subject property as having 1,472 square feet of above ground living area and a full basement with 420 square feet of finished recreation room area, which was not refuted by the appellant in rebuttal. The Board finds the property record card contains the best descriptive evidence in the record of the subject property.

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 described as containing either 1,667 or 1,944 square feet of living area. The dwellings were built from 1988 to 1991. Each comparable has a basement, central air conditioning, one fireplace, 2½ bathrooms, and a garage with 380 square feet of building area. The comparables have the same assessment neighborhood code as the subject property and are located within .08 of a mile from the subject. The sales occurred from April 2020 to August 2020 for prices ranging from \$215,000 to \$316,000 or from \$120.88 to \$189.56 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$71,674.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$79,744. The subject's assessment reflects a market value of \$239,256 or \$162.54 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.<sup>2</sup>

In rebuttal the board of review submitted a revised grid of the appellant's comparables correcting the size of the subject dwelling and the comparables as per the above ground living area reflected on the assessment records. The board of review revisions indicated the appellant's comparables are also residential condominium units located in the subject's condominium neighborhood that have either 1,472 or 1,752 square feet of above ground living area. Comparables #1 and #3 are also described as having 901 and 629 square feet of finished basement area, respectively. The comparables have revised prices ranging from \$215,000 to \$316,000 or from \$134.13 to \$214.67 per square foot of living area.

The board of review also submitted a copy of a Multiple Listing Service (MLS) listing sheet associated with the subject property. The property was listed for sale in June 2023 for a price of \$350,000 and sold in July 2024 for a price of \$357,000. The listing described the unit as having been remodeled in 2011, 2016 and 2022 with a new furnace being added in 2011. The board of review evidence also included a copy of the PTAX-203 Illinois Real Estate Transfer Declaration dated July 10, 2023, disclosing the subject property sold for a price of \$357,000, the seller was the appellant, and the sale had the elements of an arm's length transaction.

In support of its contention of the correct assessment the board of review submitted information on five comparable sales improved with one-story or two-story residential condominium units that range in size from 1,277 to 1,752 square feet of living area. The condominiums were constructed from 1988 to 1991 with comparable #1, the newest comparable, having an effective construction date of 2006. Comparable #3 has a basement with finished area with the four remaining comparables having slab foundations. Each property has central air conditioning, one fireplace, 2 or 2½ bathrooms, and an attached garage with either 210 or 380 square feet of building area. The comparables have the same assessment neighborhood code as the subject property and are located from approximately .03 to .12 of a mile from the subject property. The comparables sold from May 2021 to June 2022 for prices ranging from \$245,000 to \$279,000 or from \$159.25 to \$195.77 per square foot of living area, including land.

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<sup>2</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.

### **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 board of review comparable sales #1, #4 and #5, as these comparables are improved with condominium units most similar to the subject in style and sold most proximate in time to the assessment date at issue. The comparables are relatively similar to the subject in features with the exception each unit has a slab foundation while the subject has a full basement partially finished suggesting each comparable would require an upward adjustment to make the condominium more equivalent to the subject property. These three comparables sold from October 2021 to June 2022 for prices ranging from \$250,000 to \$279,000 or from \$159.25 to \$188.86 per square foot of living area including land. The subject's assessment reflects a market value of \$239,256 or \$162.54 per square foot of living area, including land, which is below the overall price range but within the range on a per square foot of living area basis as established by the best comparable sales in this record. These three comparables demonstrate the subject property is not overvalued. The Board gives less weight to the comparables submitted by the appellant as these properties sold in 2020 not as proximate in time to the January 1, 2022, assessment date as the best sales in this record. The Board gives less weight to board of review comparables #2 and #3 due to differences from the subject in style as each is improved with a one-story condominium unit. The Board gives little weight to the July 2023 sale of the subject property as the transaction occurred approximately 19 months after the January 1, 2022, assessment date and is less likely to be as indicative of fair cash value than those comparables that sold more proximate in time to the assessment date.

Based on this evidence the Board finds the assessment of the subject property as established by the board of review 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: March 26, 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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