



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

APPELLANT: Michael Bone  
DOCKET NO.: 23-00678.001-R-1  
PARCEL NO.: 06-27-411-006

The parties of record before the Property Tax Appeal Board are Michael Bone, 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:** \$26,049  
**IMPR.:** \$99,782  
**TOTAL:** \$125,831

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 2023 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 dwelling of frame exterior construction with 1,248 square feet of living area. The dwelling is 39 years old. Features of the home include a full basement with finished area, central air conditioning, and a 594 square foot garage. The property has a 10,252 square foot site and is located in Grayslake, 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 one-story dwellings that range in size from 1,100 to 1,276 square feet of living area. The homes are from 50 to 73 years old and have sites ranging in size from 4,792 to 5,663 square feet of land area. Each comparable has central air conditioning and a garage ranging in size from 225 to 462 square feet of building area. One comparable has a fireplace. The comparables are located from 1.59 to 2.44 miles from the subject and each has a different assessment neighborhood code than the

subject property. The sales occurred from April 2022 to August 2023 for prices ranging from \$226,500 to \$310,000 or from \$200.85 to \$242.95 per square foot of living area, including land. The appellant requested the subject total assessment be reduced to \$116,468.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$125,831. The subject's assessment reflects a market value of \$377,531 or \$302.51 per square foot of living area, land included, when applying the statutory level of assessments of 33.33%.<sup>1</sup>

In support of its contention of the correct assessment the board of review submitted information on two comparable sales improved with a one-story dwelling and a one and one-half story dwelling of frame or vinyl siding exterior construction that contain 1,224 and 2,329 square feet of living area, respectively. The homes are 98 and 55 years old and have sites containing 9,570 and 11,033 square feet of land area. Each comparable has a full or partial basement with one having finished area, central air conditioning, a fireplace, and a garage with 375 or 576 square feet of building area. The comparables have the same assessment neighborhood code with one being located on the same street as the subject and are 0.52 and 0.06 of a mile from the subject property. The sales occurred in November 2021 and April 2022 for \$360,000 and \$480,000 or \$294.12 and \$206.10 per square foot of living area, including land. The board of review requested the subject's total assessment be confirmed.

### **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 has not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains a total of five comparable sales for the Board's consideration. The Board gives less weight to the board of review's comparable #2, which is significantly larger, in terms of square feet of living area, than the subject dwelling. The Board finds the best evidence of market value to be the remaining comparable sales, which are improved with dwellings that are relatively similar to the subject in style of construction, size and features, although adjustments to these comparables to account for differences in lot size, garage size, location, and age, would be needed to make them more equivalent to the subject. These most similar comparables are from 50 to 98 years old, range in size from 1,100 to 1,276 square feet of living area and were sold from November 2021 to August 2023 for prices ranging from \$226,500 to \$360,000 or from \$200.85 to \$294.12 per square foot of living area, including land. The subject's assessment reflects a market value of \$377,531 or \$302.51 per square foot of living area, land included, which falls slightly above the range established by the best comparable sales in this record and is

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<sup>1</sup> Section 1910.50(c)(1) of the Board's procedural rules provides that in all counties other than Cook, the three-year county wide assessment level as certified by the Department of Revenue will be considered. 86 Ill. Admin. Code Section 1910.50(c)(1). As of the development of this Final Administrative Decision, the Department of Revenue has not published figures for the tax year 2023.

justified considering the best comparables are 11 to 49 years older than the subject and have smaller garages. Based on this evidence and after considering appropriate adjustments, the Board finds 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:

October 15, 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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