



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

APPELLANT: Adam Drozd  
DOCKET NO.: 23-00885.001-R-1  
PARCEL NO.: 11-14-301-043

The parties of record before the Property Tax Appeal Board are Adam Drozd, 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:** \$68,321  
**IMPR.:** \$108,545  
**TOTAL:** \$176,866

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 2-story dwelling of brick and frame exterior construction with 2,877 square feet of living area. The dwelling was constructed in 1984. Features of the home include an unfinished basement, central air conditioning, a fireplace and an 818 square foot garage. The property has a 103,297 square foot site and is located in Green Oaks, Libertyville 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 located from .55 of a mile to 1.70 miles from the subject. The comparables have sites ranging in size from 13,103 to 93,736 square feet of land area that are improved with 2-story dwellings of frame or frame and brick exterior construction ranging in size from 2,432 to 2,938 square feet of living area. The dwellings were built from 1989 to 1998. The comparables have unfinished basements, central air conditioning,

one or two fireplaces, and a garage ranging in size from 400 to 726 square feet of building area. The comparables sold in January or February 2021 for prices ranging from \$410,000 to \$480,000 or from \$143.01 to \$195.31 per square foot of living area, including land. The appellant included a brief critiquing the comparables.

Based on this evidence, the appellant requested a reduced assessment of \$166,849, for an estimated market value of \$500,597 or \$174.00 per square foot of living area, including land, when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$176,866. The subject's assessment reflects a market value of \$530,651 or \$184.45 per square foot of living area, land included, when applying 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 three comparable sales located from .20 of a mile to 1.10 miles from the subject. The comparables have sites ranging in size from 39,251 to 95,780 square feet of land area that are improved with 2-story dwellings of frame or brick and frame exterior construction ranging in size from 2,784 to 3,339 square feet of living area. The dwellings were built from 1974 to 1977. The comparables have unfinished basements, central air conditioning, a fireplace and a garage ranging in size from 462 to 504 square feet of building area. One comparable has a shed. The comparables sold from April to August 2021 for prices ranging from \$564,000 to \$664,500 or from \$187.78 to \$222.91 per square foot of living area, including land.

Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **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 a total of eight comparable sales for the Board's consideration, none of which have sale dates that occurred within 12 months of the January 1, 2023 assessment date at issue. Nevertheless, the Board gives less weight to the appellant's comparables #2 and #3, due to their smaller dwelling sizes when compared to the subject and/or their locations over a mile from the subject. The Board also gives less weight to the board of review's comparables #1 and #3, due to their larger dwelling sizes when compared to the subject or their locations over a mile from the subject. The Board finds the parties' remaining comparable sales have varying degrees

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<sup>1</sup> Procedural rule Sec. 1910.50(c)(1) 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 §1910.50(c)(1). Prior to the drafting of this decision, the Department of Revenue has yet to publish figures for tax year 2023.

of similarity to the subject and sold for prices of \$410,000 and \$564,000 or \$143.01 and \$202.59 per square foot of living area, including land. The subject's assessment reflects a market value of \$530,651 or \$184.45 per square foot of living area, including land, which falls between the market values of the best comparable sales in this record overall and on a per-square-foot basis. Based on this evidence and after considering adjustments to the best comparables for differences when compared to the subject, 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: \_\_\_\_\_

August 20, 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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