



## FINAL ADMINISTRATIVE DECISION ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Ray Basso  
DOCKET NO.: 23-01335.001-R-1  
PARCEL NO.: 16-03-101-004

The parties of record before the Property Tax Appeal Board are Ray Basso, 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:** \$114,507  
**IMPR.:** \$268,189  
**TOTAL:** \$382,696

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 2.5-story dwelling of wood siding exterior construction with 4,542 square feet of living area. The dwelling was constructed in 1998 and is approximately 25 years old. Features of the home include a basement with finished area,<sup>1</sup> central air conditioning, two fireplaces, and a 600 square foot garage. The property has an approximately 15,973 square foot site and is located in Lake Forest, Moraine 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 within 0.74 of a mile from the subject. The parcels range in size from 23,296 to 44,113 square feet of land area and are

---

<sup>1</sup> The parties differ regarding the subject's features and amenities. The Board finds the best evidence of the subject's features and amenities is found in the subject's property record card presented by the board of review, which was not refuted by the appellant.

improved with 2-story homes ranging in size from 3,803 to 4,980 square feet of living area. The dwellings range in age from 18 to 52 years old. Each home has a basement, central air conditioning, a fireplace, and a garage ranging in size from 746 to 819 square feet of building area. The comparables sold in July 2021 and May 2023 for prices ranging from \$1,375,000 to \$1,625,000 or from \$286.14 to \$361.56 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$382,696. The subject's assessment reflects a market value of \$1,148,203 or \$252.80 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.<sup>2</sup> In support of its contention of the correct assessment the board of review submitted information on four comparable sales located within 0.13 of a mile from the subject. Comparable #1 is the same sale as the appellant's comparable #3. The parcels range in size from 11,438 to 24,881 square feet of land area and are improved with 1-story, 1.75-story, or 2-story homes of wood siding or stone exterior construction ranging in size from 3,136 to 4,278 square feet of living area. The dwellings range in age from 16 to 68 years old. Each home has a basement, two of which have finished area, central air conditioning, one to four fireplaces, and a garage ranging in size from 575 to 969 square feet of building area. The comparables sold from August 2021 to May 2023 for prices ranging from \$1,075,000 to \$1,475,000 or from \$315.57 to \$369.49 per square foot of living area, including land.

The board of review submitted maps depicting the locations of both parties' comparables in relation to the subject. The board of review noted its comparable #2 is located in a different township but is within the subject's neighborhood and school district like the other board of review comparables. The board of review contended the appellant's comparables #1 and #2 sold more than 16 months prior to the assessment date and are located in different neighborhoods than the subject. 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 record contains a total of six comparable sales, with one common sale, for the Board's consideration. The Board gives less weight to the appellant's comparables #1 and #2 and the board of review's comparables #3 and #4, which sold less proximate in time to the assessment

---

<sup>2</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 § 1910.50(c)(1). As of the development of this Final Administrative Decision, the Department of Revenue has not published figures for tax year 2023.

date than the other sales in this record and/or due to significant differences from the subject in design, dwelling size, and/or age.

The Board finds the best evidence of market value to be the appellant's comparable #3/board of review's comparable #1 and the board of review's comparable #2, which sold more proximate in time to the assessment date and are more similar to the subject in design, dwelling size, age, location, site size, and features, although one home lacks finished basement area that is a feature of the subject, suggesting an upward adjustment to this comparable would be needed to make it more equivalent to the subject. These two most similar comparables sold for prices of \$1,375,000 and \$1,475,000 or \$361.56 and \$369.49 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$1,148,203 or \$252.80 per square foot of living area, including land, which is below the two best comparable sales in this record. Based on this evidence and after considering appropriate adjustments to the best comparables for differences from 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: \_\_\_\_\_

C E R T I F I C A T I O N

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:

September 17, 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**

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

**APPELLANT**

Ray Basso, by attorney:  
Ronald Kingsley  
Lake County Real Estate Tax Appeal, LLC  
40 Landover Parkway  
Suite 3  
Hawthorn Woods, IL 60047

**COUNTY**

Lake County Board of Review  
Lake County Courthouse  
18 North County Street, 7th Floor  
Waukegan, IL 60085