



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

APPELLANT: David Rink  
DOCKET NO.: 23-01480.001-R-2  
PARCEL NO.: 16-19-401-002

The parties of record before the Property Tax Appeal Board are David Rink, 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:** \$189,432  
**IMPR.:** \$334,726  
**TOTAL:** \$524,158

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 two-story dwelling of wood siding exterior construction with 5,201 square feet of living area. The dwelling was constructed in 2008 and is approximately 15 years old. Features of the home include a full basement with finished area, 3½ bathrooms, central air conditioning, four fireplaces, an 828-square foot garage and an inground swimming pool.<sup>1</sup> The property has a 163,786 square foot waterfront site and is located in Bannockburn, West Deerfield 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 with a brief from counsel indicating that no like-kind waterfront sales in the neighborhood could be found. Each suggested

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<sup>1</sup> Subject features not provided by the appellant were drawn from the property record card supplied by the board of review which was not refuted in rebuttal.

comparable dwelling is larger than the subject dwelling. The parcels range in size from 60,113 to 351,965 square feet of land area which are each improved with a two-story dwelling ranging in age from 30 to 54 years old. The comparables range in size from 5,775 to 6,203 square feet of living area with unfinished basements, 3½ to 6 bathrooms, central air conditioning, a fireplace and a garage ranging in size from 704 to 960 square feet of building area. The comparables sold from May 2021 to July 2023 for prices ranging from \$815,000 to \$2,050,000 or from \$131.39 to \$354.98 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduction in the subject's total assessment to \$399,010 which would reflect a market value of \$1,197,150 or \$230.18 per square foot of living area, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$524,158. The subject's assessment reflects a market value of \$1,572,631 or \$302.37 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 three comparable sales, two of which are in the same neighborhood code as the subject and where board of review comparable #1 is the same property as appellant's comparable #3. The parcels range in size from 71,003 to 137,650 square feet of land area which are each improved with either a 1-story, a 1.5-story or a 2-story dwelling of brick or wood siding exterior construction. The homes range in age from 20 to 40 years old and range in size from 5,775 to 7,106 square feet of living area. Each comparable has a full basement with finished area, 7 or 7½ bathrooms, central air conditioning, three or five fireplaces and a garage ranging in size from 792 to 1,823 square feet of building area. Comparable #2 also has a bath house and an inground swimming pool. The comparables sold from February 2021 to April 2023 for prices ranging from \$1,925,000 to \$2,250,000 or from \$300.13 to \$354.98 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.

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<sup>2</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 Sec. 1910.50(c)(1). Prior to the issuance of this decision, the Department of Revenue has yet to publish Table 3 with the figures for tax year 2023.

The parties submitted a total of five comparable sales, one of which was common to both parties, to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to board of review comparables #2 and #3, due to differences in story height and dwelling size when compared to the subject dwelling.

While none of the comparables are particularly similar to the subject, on this limited record the Board finds the best evidence of market value to be the appellant's comparable sales and board of review comparable sale #1, which is the common comparable, but reportedly has seven bathrooms, finished basement area and five fireplaces, according to the board of review, which are additional features not reported by the appellant. Two comparables have significantly smaller land areas than the subject necessitating upward adjustments and one comparable has a larger lot necessitating a downward adjustment. Each of these dwellings are older and larger than the subject dwelling both necessitating adjustments. Two comparables need upward adjustment for lack of finished basement area to make the comparables more similar to the subject property. These most similar comparables sold for prices ranging from May 2021 to July 2023 for prices ranging from \$815,000 to \$2,050,000 or from \$131.39 to \$354.98 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,572,631 or \$302.37 per square foot of living area, including land, which is within the range established by the best comparable sales in this record both in terms of overall value and on a per-square-foot of living area basis, including land. Based on this evidence and after considering appropriate 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: \_\_\_\_\_

November 19, 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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