



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

APPELLANT: Greg Hurtado  
DOCKET NO.: 20-04267.001-R-1  
PARCEL NO.: 11-30-320-086

The parties of record before the Property Tax Appeal Board are Greg Hurtado, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Lake Forest, 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:** \$14,885  
**IMPR.:** \$39,447  
**TOTAL:** \$54,332

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 2020 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 bi-level dwelling of wood siding exterior construction with 925 square feet of above grade living area.<sup>1</sup> The dwelling was constructed in 1963. Features of the home include a fireplace and a 925 square foot lower level that consists of 575 square feet of finished area and a 350 square foot garage. The property has a 6,250 square foot site and is located in Mundelein, 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 within .23 of a mile from the subject. The comparables have sites ranging in size from 5,245 to 8,244 square feet of land area and are improved with one-story dwellings of frame exterior construction. Each dwelling has

---

<sup>1</sup> The parties differ as to the design of the subject property. The Board find best evidence of design was the exterior picture of the subject property submitted by the appellant.

1,073 square feet of above grade living area and was constructed in 1955 or 1956. Each comparable has an unfinished basement, central air conditioning and two comparables each have a detached garage with 440 square feet of building area. The comparables sold from April 2018 to March 2020 for prices ranging from \$126,100 to \$155,100 or from \$117.52 to \$144.55 per square foot of above grade living area, land included. 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 \$54,332. The subject's assessment reflects a market value of \$163,208 or \$176.44 per square foot of above grade living area, land included, when using the 2020 three year average median level of assessment for Lake County of 33.29% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located within .59 of a mile from the subject. The comparables have sites ranging in size from 6,250 to 7,890 square feet of land area and are improved with one-story dwellings of brick or wood siding exterior construction ranging in size from 948 to 1,080 square feet of above grade living area. The dwellings were constructed from 1950 to 1974. One comparable has a basement and three comparables have finished lower levels with 540 to 940 square feet. Each comparable has central air conditioning, three comparables each have a fireplace and each comparable has an attached or a detached garage ranging in size from 360 to 528 square feet of building area. The comparables sold from June 2019 to December 2020 for prices ranging from \$170,000 to \$234,900 or from \$175.93 to \$233.04 per square foot of above grade living area, land included. Based on this evidence, the board of review requested that the subject's 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains seven comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables as well as board of review comparable #1 which have unfinished basements in contrast to the subject which has a finished lower level. In addition, appellant's comparables #1 and #3 sold over 16 months prior to the January 1, 2020 assessment date and were less likely to be reflective of market value.

The Board finds the best evidence of market value to be board of review comparables #2, #3 and #4 which have finished lower levels like the subject. However, each comparable has some superior features when compared to the subject that include central air conditioning and a somewhat larger dwelling size and garage size. Nevertheless, these comparables sold from June 2019 to August 2020 for prices ranging from \$190,000 to \$234,900 or from \$175.93 to \$233.04 per square foot of above grade living area, including land. The subject's assessment reflects a

market value of \$163,208 or \$176.44 per square foot of above grade living area, including land, which is within the range established by the comparable sales in the record on price per square foot and below on overall value. After considering adjustments to the best comparables for differences including features when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. Based on this evidence, 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

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: February 21, 2023



\_\_\_\_\_  
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

Greg Hurtado, by attorney:  
Ronald Kingsley  
Lake County Real Estate Tax Appeal, LLC  
13975 W. Polo Trail Drive  
#201  
Lake Forest, IL 60045

COUNTY

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