



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

APPELLANT: Frank Schneider  
DOCKET NO.: 20-04392.001-R-1  
PARCEL NO.: 11-16-310-033

The parties of record before the Property Tax Appeal Board are Frank Schneider, 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 **A Reduction** 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:** \$89,631  
**IMPR.:** \$210,005  
**TOTAL:** \$299,636

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 2.5-story dwelling of frame exterior construction with 2,989 square feet of living area.<sup>1</sup> The dwelling was built in 2003. Features of the home include a basement with finished area, central air conditioning, five fireplaces, and a 576 square foot garage. The property has an approximately 7,079 square foot site and is located in Libertyville, Libertyville Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant completed Section IV - Recent Sale Data of the appeal and submitted a Multiple

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<sup>1</sup> The parties differ as to the story height, dwelling size, and some property characteristics of the subject. The Board finds the best evidence of the subject's description was found in the property record card, schematic drawing, and/or Multiple Listing Service sheet for the subject presented by the board of review which was not refuted by the appellant in rebuttal.

Listing Service (MLS) Listing & Property History Report which disclosed that the property was on the market for 85 days. The listing agent was Leslie McDonnell of Re/Max Suburban. The subject property was originally listed on January 8, 2020 for a price of \$1,050,000 or \$351.29 per square foot of living area, land included. The listing price was subsequently reduced on February 3, 2020 to a price of \$989,900 or \$331.18 per square foot of living area, land included, and then again on February 19, 2020 to a price of \$899,000 or \$300.77 per square foot of living area, land included.

Based on this evidence, the appellant requested an assessment reduction to \$299,636 which reflects a market value of \$898,988 or \$300.77 per square foot of living area, land included, when using 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 \$308,906. The subject's assessment reflects a market value of \$927,924 or \$310.45 per square foot of 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 the subject's assessment, the board of review submitted supplemental notes and an MLS Listing & Property History Report which disclosed that the property was on the market for 85 days. The board of review asserted that the appellant ignored comparable sales in the subject's neighborhood and that the board of review was providing five comparable sales in the subject's neighborhood, Heritage Area. Despite this assertion in a memorandum, the Board finds no evidence of the board of review's proposed comparables. The board of review also indicated that the January 8, 2020 original listing price of \$1,050,000 and the February 9, 2020 price reduction to \$989,900 were both higher than the subject's 2020 estimated market value, as reflected by its assessment. Finally, the board of review reported that the subject assessment was previously reduced in 2019 and increased in 2020 based only on the factor applied to all of Libertyville Township. 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 record evidence supports a reduction in this appeal and therefore a reduction in the subject's assessment is warranted.

The Board finds the only valid and recent market value evidence in the record was the MLS listing sheet for the subject property which was submitted by both parties. The board of review contends the subject's original listing price on January 8, 2020 of \$1,050,000 and the subsequent price reduction on February 3, 2020 to \$989,900 support the subject's assessment since they are both higher than the subject's 2020 estimated market value, as reflected by its assessment. However, the MLS listing sheet disclosed an additional price reduction 16 days later on February

19, 2020 to \$899,000 which was the last advertised listing price before the listing was cancelled on April 1, 2020. As a result, the Board finds the best as well as the only recent evidence of the subject's market value to be the final advertised sale of the subject property on February 19, 2020 for a price of \$899,000 or \$300.77 per square foot of living area, land included. Based on the limited record, the Board finds a reduction in the subject's estimated market value as reflected by its assessment and commensurate with the appellant's request is warranted.

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:

April 18, 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

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COUNTY

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