



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

APPELLANT: Maya Klibaner  
DOCKET NO.: 20-04739.001-R-1  
PARCEL NO.: 15-05-208-077

The parties of record before the Property Tax Appeal Board are Maya Klibaner, 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:** \$38,118  
**IMPR.:** \$63,539  
**TOTAL:** \$101,657

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 3-story townhouse of brick exterior construction with 2,037 square feet of living area. The dwelling was constructed in 2009. Features of the home include a concrete-slab foundation, central air conditioning and a 420 square foot garage. The property has an approximately 1,290 square foot site and is located in Vernon Hills, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on five comparable properties presented in two grid analyses. The comparables are located within 0.09 of a mile from the subject and have sites of 1,289 or 1,512 square feet of land area and are improved with 3-story townhomes of brick or brick and frame exterior construction. Each dwelling has 2,037 or 2,087 square feet of living area and was built in 2006 or 2010. Each comparable has a concrete-slab foundation, central air conditioning and a garage with 420 square feet of building area. The properties sold from March 2016 to June 2020 for prices ranging from \$260,000 to \$330,000 or from \$127.64 to \$158.12 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 \$101,657. The subject's assessment reflects a market value of \$305,368 or \$149.91 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 its contention of the correct assessment, the board of review submitted information on three comparable sales<sup>1</sup> with comparables #1 and #3 being the same properties as the appellant's comparables #5 and #4, respectively. The comparables are located within 0.09 of a mile from the subject and have sites ranging in size from 1,290 to 2,300 square feet of land area and are improved with 3-story townhomes of brick exterior construction that have 2,087 or 2,181 square feet of living area. The dwellings were built in 2006 and 2012. Each comparable has a concrete-slab foundation, central air conditioning and a garage with either 420 or 440 square feet of building area. The properties sold from December 2019 to June 2020 for prices of \$315,000 or \$330,000 or ranging from \$150.93 to \$158.12 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 record contains a total of eight suggested comparable sales for the Board's consideration with two common comparables, for the Board's consideration. The Board gave less weight to the appellant's comparable #4 sale date of March 2016, which is less proximate to the assessment date of January 2020.

The Board finds the best evidence of market value to be the parties remaining comparables, which includes the two common comparables. These comparables are similar to the subject in location, dwelling size, age and features. The properties sold from February 2019 to June 2020 for prices ranging from \$260,000 to \$330,000 or from \$127.64 to \$158.12 per square foot of living area, including land. The subject's assessment reflects a market value of \$305,368 or \$149.91 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record. Based on this record and after considering adjustments to the comparables sales for differences when compared to the subject, based on this evidence the Board finds a reduction in the subject's assessment is not justified.

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<sup>1</sup> The board of review comparables #1 and #4 are the same property.

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.

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Chairman



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Member



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Member



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Member



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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: March 21, 2023



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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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