



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

APPELLANT: James Yerbic  
DOCKET NO.: 20-04743.001-R-1  
PARCEL NO.: 14-28-403-011

The parties of record before the Property Tax Appeal Board are James Yerbic, 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:** \$41,086  
**IMPR.:** \$167,324  
**TOTAL:** \$208,410

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-story dwelling of brick and frame exterior construction with 4,669 square feet of living area. The dwelling was constructed in 1975. Features of the home include a walkout basement with finished area,<sup>1</sup> central air conditioning, two fireplaces and a 621 square foot garage. The property has a 1.02 acre or 44,280 square foot site and is located in Kildeer, Ela Township, Lake County.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$535,000 as of December 17, 2018. The property rights appraised were fee simple and the purpose of the appraisal was to estimate the

---

<sup>1</sup> The appellant's appraisal disclosed the subject's basement is 70% finished or approximately 1,217 square feet of finished area.

subject's market value for a refinance transaction. In estimating the subject's market value, the appraiser developed the sales comparison utilizing five comparables which have varying degrees of similarity to the subject in location, age, dwelling size, and features. Comparables #1 through #4 sold from May to October 2018 for prices ranging from \$530,000 to \$615,000 or from \$125.11 to \$136.77 per square foot of living area, including land. Comparable #5 has a list price of \$579,000 or \$131.00 per square foot of living area, including land. After considering adjustments to the comparables for differences when compared to the subject, the appraiser arrived at an estimated market value of \$535,000.

In further support, the appellant submitted a grid analysis on three comparable sales located within .35 of a mile from the subject. The comparables are situated on sites ranging in size from 43,185 to 47,298 square feet of land area and are improved with 2-story dwellings of frame or brick and frame exterior construction that range in size from 3,839 to 4,722 square feet of living area. The dwellings were constructed from 1973 to 2002. Each comparable has a basement, central air conditioning, two or three fireplaces and a garage ranging in size from 576 to 1,101 square feet of building area. The comparables sold from September 2018 to June 2020 for prices ranging \$525,000 to \$559,000 or from \$111.18 to \$145.61 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 property of \$208,410. The subject's assessment reflects an estimated market value of \$626,044 or \$134.09 per square foot of living area including land, when applying the 2020 three-year average median level of assessment for Lake County of 33.29%.

In support of the subject's assessment, the board of review submitted information on four comparable sales located from .12 to 1.22 miles from the subject property. The comparables are situated on sites ranging in size from 44,930 to 194,970 square feet of land area and are improved with 1-story or 2-story dwellings of wood siding or brick exterior construction that range in size from 3,313 to 4,666 square feet of living area. The dwellings were constructed from 1850 to 1990. Comparable #1 has an effective year built of 1945. Three comparables have basements with one being a walkout. One comparable has a concrete slab foundation. Each comparable has central air conditioning, two to five fireplaces and a garage ranging in size from 726 to 910 square feet of building area. Comparables #1 and #2 each have an inground swimming pool. The comparables sold from June 2019 to August 2020 for prices ranging from \$590,000 to \$765,000 or from \$157.68 to \$178.09 per square foot of living area, including land. Based on this evidence, the board of review requested that the subject property'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 Board gave little weight to the appellant's appraisal dated December 17, 2018 which is over 12 months prior to the January 1, 2020 assessment date and less probative of the subject's market value. Likewise, the comparable sales utilized in the appraisal sold at least 14 months prior to the assessment date of January 1, 2020 and were less likely to be indicative of market value. In addition, comparable #5 was a listing that has not yet sold. For these reasons, the Board gives little weight to the appraiser's value conclusion and the comparables in the appraisal.

As to the three additional gridded comparable sales provided by the appellant, the Board gives less weight to comparable #2 which sold 15 months prior to the January 1, 2020 assessment date and was less likely to be reflective of market value as of that date. The Board gives less weight to board of review comparables #1 and #2 as each had an inground swimming pool which is not a feature of the subject. In addition, comparable #2 is a dissimilar 1-story dwelling built on a concrete slab foundation when compared to the subject. The Board gives less weight to board of review comparable #3 due to its considerably smaller dwelling size when compared to the subject.

The Board finds the best evidence of market value to be appellant's gridded comparables #1 and #3 along with board of review comparable #4 which sold more proximate in time to the assessment date at issue and are relatively similar to the subject in age and some features. However, two comparables have smaller dwelling sizes than the subject and each comparable lacks finished basement area in contrast to the subject which has 1,217 square feet of finished basement area. Therefore, upward adjustments would have to be considered to make them more equivalent to the subject. Nevertheless, these comparables sold from May 2019 to June 2020 for prices ranging from \$525,000 to \$620,000 or from \$111.18 to \$157.68 per square foot of living area, including land. The subject's assessment reflects a market value of \$626,044 or \$134.09 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record on price per square foot but higher on overall market value. The higher overall market value is justified due to subject's finished basement area. Therefore, after considering adjustments to the best comparable sales for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported.

Based on this record, the Board finds the appellant failed to prove by a preponderance of the evidence that a reduction in the subject's assessment is 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:

May 16, 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

James Yerbic, 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