



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

APPELLANT: Ronald Jacobson  
DOCKET NO.: 21-04017.001-R-1  
PARCEL NO.: 11-29-402-010

The parties of record before the Property Tax Appeal Board are Ronald Jacobson, 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:** \$77,371  
**IMPR.:** \$233,723  
**TOTAL:** \$311,094

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 2021 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 brick and frame exterior construction with 4,748 square feet of living area.<sup>1</sup> The dwelling was constructed in 2003. Features of the home include a walk-out basement, central air conditioning, two fireplaces and a 775 square foot garage. The property has an approximately 15,602 square foot site and is located in Vernon Hills, 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 that have the same assessment

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<sup>1</sup> The parties differ as to the size and exterior construction of the subject dwelling. The Board finds the best evidence of size is found in the subject's property record card submitted by the board of review which contained a schematic diagram and dimensions of the improvements, while the Board finds the photographic evidence submitted by the appellant depicts the subject dwelling with a brick and frame exterior construction.

neighborhood code as the subject and are located within .09 of a mile from the subject property. The comparables have sites that range in size from 15,246 to 17,424 square feet of land area. The comparables are improved with two-story dwellings of brick or brick and frame exterior construction ranging in size from 4,900 to 5,199 square feet of living area. The dwellings were built in 2004 or 2010. The comparables each have a basement, one of which is a walk-out. Each comparable has central air conditioning, two or three fireplaces and a garage ranging in size from 756 to 888 square feet of building area. The comparables sold from July 2019 to August 2020 for prices ranging from \$871,500 to \$950,000 or from \$167.63 to \$193.88 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$307,740.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$311,094. The subject's assessment reflects a market value of \$935,621 or \$197.06 per square foot of living area, land included, when using the 2021 three-year average median level of assessment for Lake County of 33.25% 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 that have the same assessment neighborhood code as the subject and are located within .13 of a mile from the subject property. The comparables have sites that range in size from 14,810 to 23,090 square feet of land area. The comparables are improved with two-story dwellings of brick or brick and wood siding exterior construction ranging in size from 4,577 to 5,538 square feet of living area. The dwellings were built in 2004 or 2006. The comparables each have a basement, one of which is a walk-out. Each comparable has central air conditioning, two or four fireplaces and a garage ranging in size from 760 to 1,070 square feet of building area. Comparable #2 has an inground swimming pool. The comparables sold from July 2020 to September 2021 for prices ranging from \$925,000 to \$1,190,000 or from \$167.30 to \$214.88 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 six comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparables #2 and #3 due to their sale dates occurring in 2019, less proximate to the lien date at issue than the other sales in the record. The Board has given reduced weight to board of review comparables #1 and #2 due to their larger dwelling sizes, when compared to the subject and/or they have an inground swimming pool, unlike the subject.

The Board finds the best evidence of market value to be the appellant's comparable #1 and board of review comparable #3, which sold more proximate in time to the assessment date at issue and are overall more similar to the subject in location, dwelling size, design, age and some features. These two comparables sold in August and November 2020 for prices of \$871,500 and \$975,000 or for \$167.63 and \$213.02 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$935,621 or \$197.06 per square foot of living area, including land, which is bracketed by the two best comparable sales in the record both in terms of overall market value and on a price per square foot basis. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds no reduction in the subject's estimated market value as reflected by its assessment 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:

December 19, 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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