



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

APPELLANT: Scort Christy  
DOCKET NO.: 22-00172.001-R-1  
PARCEL NO.: 11-21-418-004

The parties of record before the Property Tax Appeal Board are Scort Christy, the appellant, by attorney Gregory Riggs of Tax Appeals Lake County in Lake Zurich; 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:** \$54,777  
**IMPR.:** \$66,829  
**TOTAL:** \$121,606

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 2022 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 split-level dwelling of frame exterior construction with 1,429 square feet of above ground living area. The dwelling was constructed in 1963. Features of the home include a finished lower level, central air conditioning and a 667 square foot garage. The property has a 9,968 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 submitted information on four comparable sales that have the same assessment neighborhood code as the subject and are located within .33 of mile from the subject property. The comparables have sites that range in size from 10,812 to 11,488 square feet of land area. The comparables are improved with split-level dwellings of frame exterior construction ranging in size from 1,259 to 1,667 square feet of above ground living area. The dwellings were built

from 1960 to 1967. The comparables each have a finished lower level and two comparables each have an additional partial basement that is unfinished. Each comparable has central air conditioning. Three comparables each have one or two fireplaces and a garage ranging in size from 273 to 528 square feet of building area. The comparables sold from July 2020 to April 2021 for prices ranging from \$269,000 to \$368,000 or from \$213.66 to \$249.28 per square foot of above ground living area, including land. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$115,322 which would reflect a market value of \$346,001 or \$242.13 per square foot of above ground 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 \$121,606. The subject's assessment reflects a market value of \$364,854 or \$255.32 per square foot of above ground living area, land included, when using the statutory level of assessment of 33.33%.<sup>1</sup>

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales that have the same assessment neighborhood code as the subject and are located within .28 of mile from the subject property. The board of review's comparable #1 is the same property as the appellant's comparable #1. The comparables have sites that range in size from 10,808 to 12,991 square feet of land area. The comparables are improved with split-level dwellings of frame exterior construction ranging in size from 1,384 to 1,642 square feet of above ground living area. The dwellings were built from 1960 to 1963 with comparable #3 having a reported effective age of 1974. The comparables each have a finished lower level and comparable #1 also has an additional partial basement that is unfinished. Each comparable has central air conditioning and a garage ranging in size from 360 to 598 square feet of building area. Three comparables each have one or two fireplaces. The comparables sold from July 2019 to August 2021 for prices ranging from \$345,000 to \$435,000 or from \$249.28 to \$267.20 per square foot of above ground 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 seven comparable sales for the Board's consideration, as one sale was common to both parties. The Board has given less weight to the appellant's comparables #2 and

---

<sup>1</sup> Procedural rule Sec. 1910.50(c)(1) provides that in all counties other than Cook, the three-year county wide assessment level as certified by the Department of Revenue will be considered. 86 Ill.Admin.Code Sec. 1910.50(c)(1). As of the development of this Final Administrative Decision, the Department of Revenue has not published figures for tax year 2022.

#4, as well as board of review comparable #4, which sold in 2019 or 2020, less proximate in time to the January 1, 2022 assessment date than did the other sales in the record.

The Board finds the best evidence of market value to be the appellant's comparable #1/board of review comparable #1, the appellant's comparable #3, along with board of review comparables #2 and #3. These four comparables are similar to the subject in location, dwelling size, design, age and some features. The comparables sold from March to August 2021 for prices ranging from \$345,000 to \$435,000 or from \$218.96 to \$267.20 per square foot of above ground living area, including land. The subject's assessment reflects a market value of \$364,854 or \$255.32 per square foot of above ground 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 best comparables for differences when compared to the subject, the Board finds no reduction in the subject's 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: February 20, 2024



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

Scort Christy, by attorney:  
Gregory Riggs  
Tax Appeals Lake County  
830 West IL Route 22  
Suite 286  
Lake Zurich, IL 60047

COUNTY

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