



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

APPELLANT: Wagdy Okaily  
DOCKET NO.: 22-00347.001-R-1  
PARCEL NO.: 13-16-206-002

The parties of record before the Property Tax Appeal Board are Wagdy Okaily, the appellant, by attorney Andrew J. Rukavina, of The Tax Appeal Company in Mundelein; 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:** \$37,436  
**IMPR.:** \$166,004  
**TOTAL:** \$203,440

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 part 1.5-story, part 2-story dwelling<sup>1</sup> of frame exterior construction with 3,418 square feet of living area. The dwelling was constructed in 1993. Features of the home include a walkout basement with finished area, central air conditioning, four fireplaces and a 756 square foot garage. The property has an approximately 39,550 square foot site and is located in Lake Barrington, Cuba 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 sales located in the same neighborhood code as the subject. The appellant provided a map and reported the comparables are from 0.20 of a mile to 2.59 miles from the subject. The comparables have sites that range in size from 38,778

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<sup>1</sup> Both parties described the subject as being a 1.5-story dwelling, but the schematic diagram found in the subject's property record card provided by the board of review disclosed the subject is a part 1.5-story, part 2-story dwelling.

to 168,316 square feet of land area that are improved with 1.5-story or 2-story dwellings of frame or brick and frame exterior construction ranging in size from 2,851 to 4,363 square feet of living area. The dwellings were built from 1955 to 1991 with comparable #1 having a reported effective age of 1987. The comparables each have a basement with three comparables having finished area and two comparables being a lookout or walkout style. Each comparable has central air conditioning, one to three fireplaces and a garage ranging in size from 741 to 835 square feet of building area. Comparable #2 has an inground swimming pool. The comparables sold from July 2019 to October 2021 for prices ranging from \$475,000 to \$585,000 or from \$123.83 to \$166.61 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$151,266 which reflects a market value of \$453,843 or \$132.78 per square foot of living area, land included, when applying 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 \$203,440. The subject's assessment reflects a market value of \$610,381 or \$178.58 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.<sup>2</sup>

In support of its contention of the correct assessment, the board of review submitted information on five comparable sales located in the same neighborhood code as the subject and from 0.33 of a mile to 2.62 miles from the subject. The comparables have sites that range in size from 40,313 to 55,856 square feet of land area that are improved with 1.5-story or 2-story dwellings of frame or brick and frame exterior construction that range in size from 3,208 to 3,756 square feet of living area. The dwellings were built from 1985 to 1990 with comparables #1 and #3 having effective ages of 1990 and 1991, respectively. Each comparable has a basement with finished area of which four comparables are a walkout or lookout style, central air conditioning, one or two fireplaces and a garage ranging in size from 627 to 1,032 square feet of building area. The comparables sold from July 2019 to May 2021 for prices ranging from \$620,000 to \$715,000 or from \$172.85 to \$200.28 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 ten suggested comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparables due to differences in site size, dwelling size,

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<sup>2</sup> Property Tax Appeal Board 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.

age, lack of a basement finish, and/or presence of an inground swimming pool when compared to the subject. Furthermore, the Board gave reduced weight to the appellant's comparables #1, #2, #3 and #5 as well as the board of review comparables #1, #3 and #4 that sold in 2019 or 2020 which occurred less proximate in time to the January 1, 2022 assessment date at issue than other comparables in the record.

The Board finds the best evidence of market value to be the board of review comparables #2 and #5 which sold more proximate in time to the assessment date at issue and are overall more similar to the subject in site size, dwelling size, age and most features. These two comparables sold in April and May 2021 for prices of \$620,000 and \$715,000 or \$172.85 and \$190.36 per square foot of living area, including land, respectively. The subject's assessment reflects an estimated market value of \$610,381 or \$178.58 per square foot of living area, including land, which falls below the two best comparable sales in this record on an overall basis but is bracketed by the two best comparables on a price-per-square-foot basis. Based on the record and after considering adjustments to the two best comparables for differences from the subject, the Board finds a reduction in the subject's estimated market value as reflected by its assessment is not 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

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