



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

APPELLANT: Michael O'Leary  
DOCKET NO.: 22-01367.001-R-1  
PARCEL NO.: 11-20-101-012

The parties of record before the Property Tax Appeal Board are Michael O'Leary, the appellant, by attorney Ronald Kingsley of Lake County Real Estate Tax Appeal, LLC in Hawthorn Woods, 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:** \$32,019  
**IMPR.:** \$175,842  
**TOTAL:** \$207,861

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 is improved with a two-story dwelling of frame construction containing 3,188 square feet of living area. The dwelling was built in 1951 but has an effective construction date of 1996. Features of the home include an unfinished basement, central air conditioning, and an attached garage with 744 square feet of building area. The property has a 13,720 square foot site 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 three comparable sales improved with two-story dwellings with a combination of frame and brick exterior construction that range in size from 2,873 to 3,105 square feet of living area.<sup>1</sup> Each home was built in 1987. Each comparable has a

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<sup>1</sup> The appellant's submission also included an additional grid analysis containing four comparable sales; however, the analysis did not pertain to the subject property and will not be further discussed.

basement, central air conditioning, one or two fireplaces and an attached garage with either 484 or 504 square feet of building area. The comparables have sites ranging in size from 10,205 to 13,641 square feet of land area and are located from 1.14 to 1.19 miles from the subject property. The sales occurred from March 2021 to December 2021 for prices ranging from \$489,000 to \$542,000 or from \$157.49 to \$187.67 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$164,697.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$207,861. The subject's assessment reflects a market value of \$623,645 or \$195.62 per square foot of living area, land included, when using 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 improved with two-story dwellings of frame or brick and frame exterior construction that range in size from 2,648 to 3,015 square feet of living area. The homes were built from 1965 to 1987 and have effective construction dates ranging from 1973 to 2004. Each comparable has a basement, central air conditioning, one fireplace, and an attached garage ranging in size from 400 to 506 square feet of building area. The comparables have sites ranging in size from 10,077 to 15,596 square feet of land area and are located from .38 to .82 of a mile from the subject property. The sales occurred from April 2020 to October 2021 for prices ranging from \$535,000 to \$646,000 or from \$190.67 to \$238.71 per square foot of living area, including land.

### **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 eight comparable sales submitted by the parties to support their respective positions. The Board gives less weight to the appellant's comparables as they are not as similar to the subject property in location as are the comparables provided by the board of review. The Board gives less weight to board of review comparable sale #3 as this property sold in April 2020, not as proximate in time to the assessment date as the best comparables in this record. The Board finds the best evidence of market value to be board of review comparable sales #1, #2, #4 and #5. These comparables have varying degrees of similar to the subject with each having a fireplace, a feature the subject does not have, and each having a smaller garage than the subject property. These four comparables sold for prices ranging from \$572,000 to \$646,000 or from \$190.67 to \$238.71 per square foot of living area, including land. The subject's assessment reflects a market value of \$623,645 or \$195.62 per square foot of living area, including land,

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<sup>2</sup> Property Tax Appeal Board procedural rule section 1910.50(c)(1) provides that in all counties other than Cook, the three-year county wide assessment level as certified by the Illinois Department of Revenue (IDOR) will be considered. 86 Ill.Admin.Code Sec. 1910.50(c)(1). As of the development of this Final Administrative Decision, the IDOR has not published figures for tax year 2022.

which is within the range established by the best comparable sales in this record. Based on this evidence the Board finds the assessment of the subject property as established by the board of review is correct and a reduction in the subject's assessment is not 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: 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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