



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

APPELLANT: Brian Voss  
DOCKET NO.: 22-01460.001-R-1  
PARCEL NO.: 15-20-302-013

The parties of record before the Property Tax Appeal Board are Brian Voss, 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:** \$53,859  
**IMPR.:** \$144,218  
**TOTAL:** \$198,077

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 two-story dwelling of frame exterior construction with 2,918 square feet of living area. The dwelling was constructed in 1989. Features of the home include a full, partially finished basement, central air conditioning, a fireplace, a 553 square foot deck, and a 858 square foot garage. The property has a 59,491 square foot site located in Long Grove, Vernon 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 located in the same neighborhood assessment code and within one-half mile from the subject property. The comparables have sites that range in size from 43,646 to 63,622 square feet of land area. The properties are improved with two-story style dwellings of frame exterior construction that range in size from 2,933 to

3,496 square feet of living area that were built between 1988 and 1989.<sup>1</sup> Each comparable has central air conditioning, one fireplace, full and partially finished basements, and a garage ranging from 720 to 980 square feet of building area. Two of the comparables have an inground swimming pool. The sales occurred in August or November 2020, for prices of \$510,000 or \$565,000 or from \$161.61 to \$173.88 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 of \$198,077. The subject's assessment reflects a market value of \$594,290 or \$203.66 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 three comparable properties sharing the same neighborhood code as the subject and located within one-half mile from the subject property. The board of review's comparables #2 and #3 are the same properties as presented in the appellant's grid sheet and identified as the appellant's comparables #2 and #3. The board of review's comparables have sites that range in size from 44,532 to 63,622 square feet of land area. These properties consist of two-story style dwellings of frame or brick and frame exterior construction ranging in size from 2,933 to 3,360 square feet of living area that were built in 1989. Each dwelling has central air-conditioning, a fireplace, a full partially finished basement, a deck, and a garage ranging in size from 720 to 974 square feet of building area. One of the properties has an inground swimming pool. The three sales occurred between August 2020 and August 2021 for prices ranging from \$510,000 to \$700,000 or from \$168.15 to \$223.64 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, while two of these comparables are common to both parties' submission. Using these four comparable sales offered by both parties, the Board finds these properties were sold between August 2020 and August 2021 for prices ranging from \$510,000 to \$700,000 or from \$161.61 to \$223.64 per

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<sup>1</sup> The appellant noted that comparable #2 is a recent rehab, but the appellant did not make any suggested change in the property's effective age.

<sup>2</sup> Section 1910.50(c)(1) of the Board's procedural rules 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. Adm. Code 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.

square foot of living area, including land. The subject's assessment reflects a market value of \$594,290 or \$203.66 per square foot of living area, land included, which falls within the range established by these four comparable sales. The Board further finds the most comparable property in terms of location, age, lot size, types of amenities and date of sale, is the board of review's comparable #1. This property was sold in August 2021 for \$223.64 per square foot, including land, which is considerably higher than the subject property's per square foot value as reflected by its assessment. Based on this evidence, the Board finds 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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