



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

APPELLANT: Edwin Kris Hoult  
DOCKET NO.: 22-01920.001-R-1  
PARCEL NO.: 11-16-405-122

The parties of record before the Property Tax Appeal Board are Edwin Kris Hoult, 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 **A Reduction** 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:** \$68,525  
**IMPR.:** \$134,170  
**TOTAL:** \$202,695

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 brick exterior construction with 2,168 square feet of living area. The dwelling was constructed in 2015. Features of the home include an unfinished basement, central air conditioning, a fireplace, and a garage containing 797 square feet of building area.<sup>1</sup> The property has an approximately 3,700 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 three comparable sales located within .22 of a mile of the subject. The comparables consist of two-story dwellings of frame exterior construction ranging in size from 1,777 to 2,231 square feet of living area. The homes were built from 2001 to 2017.

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<sup>1</sup> The parties differ as to the garage size. The Board finds the property record card submitted by the board of review, which was not refuted by the appellant, to be the best evidence of garage size in the record.

Each dwelling has central air conditioning and an unfinished basement. Two comparables each have a fireplace and two comparables each have a garage containing either 473 or 484 square feet of building area. The parcels range in size from 5,072 to 6,432 square feet of land area. The comparables sold from April 2021 to June 2022 for prices ranging from \$310,000 to \$570,000 or from \$174.75 to \$280.51 per square foot of living area, including land. Based on this evidence, the appellant requested a reduced assessment of \$219,669, for an estimated market value of \$659,073 or \$304.00 per square foot of living area, including land, 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 \$256,924. The subject's assessment reflects a market value of \$770,849 or \$355.56 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 the PTAX-203 Real Estate Transfer Declaration associated with the subject's March 2020 sale for \$825,000. The document shows the property was not advertised for sale. The board of review argued that the March 2020 purchase price is the best evidence of market value in the record and noted that the subject's assessment is below the purchase price.

### **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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted a total of three comparable sales and evidence of the subject's March 2020 sale to support their respective positions before the Property Tax Appeal Board. The Board gives little weight to the purchase price information as the date of sale is less proximate to the January 1, 2022 assessment date at issue than other sales in the record. Moreover, the property was not advertised for sale on the open market to be considered an arm's length transaction. The Board gives less weight to the appellant's comparable #1, which appears to be an outlier due to its much lower sale price compared to the other sales in the record. Additionally, this comparable lacks a garage, a feature of the subject.

The Board finds the best evidence of market value to be appellant comparable sales #2 and #3, which sold proximate to the assessment date at issue and are similar to the subject in age, location, dwelling size, and some features. These most similar comparables sold for prices of \$500,000 and \$570,000 or for \$224.11 and \$280.51 per square foot of living area, including land.

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<sup>2</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 §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.

The subject's assessment reflects a market value of \$770,849 or \$355.56 per square foot of living area, including land, which is above the two best comparable sales in this record. Based on this evidence and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds a reduction in the subject's assessment is 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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