



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

APPELLANT: Todd Lichtenstein  
DOCKET NO.: 22-01942.001-R-1  
PARCEL NO.: 11-29-208-003

The parties of record before the Property Tax Appeal Board are Todd Lichtenstein, 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:** \$51,369  
**IMPR.:** \$184,850  
**TOTAL:** \$236,219

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 3,669 square feet of living area. The dwelling was constructed in 1999. Features of the home include a basement, central air conditioning, two fireplaces and a 704 square foot garage. The property has a 12,650 square foot site and is located in Vernon Hills, 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 that have the same assessment neighborhood code as the subject and are located within .07 of a mile from the subject property. The parcels range in size from 13,042 to 14,388 square feet of land area. The comparables are improved with two-story dwellings of brick or brick and frame exterior construction ranging in size from 3,220 to 3,685 square feet of living area. The dwellings were built from 2000 to 2004.

The comparables each have a basement and according to the Multiple Listing Service (MLS) data sheet provided by the appellant, comparable #3 has finished basement area. Each comparable has central air conditioning, one or two fireplaces and a garage ranging in size from 651 to 707 square feet of building area. The comparables sold from June 2020 to September 2021 for prices ranging from \$645,000 to \$675,000 or from \$180.46 to \$200.31 per square foot of living area, including land. The MLS data sheet for comparable #3 also described the dwelling as a 2019 rehab.

Based on this evidence, the appellant requested the subject's assessment be reduced to \$233,014, which would reflect a market value of \$699,112 or \$189.00 per square foot of ground living area, including land, 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 \$236,219. The subject's assessment reflects a market value of \$708,728 or \$191.60 per square foot of 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 three comparable sales that have the same assessment neighborhood code as the subject and are located within .07 of a mile from the subject property. The board of review's comparables #1 and #3 are the same properties as the appellant's comparables #2 and #3, respectively, which were previously described. The board of review's comparable #2 has a 14,290 square foot site that is improved with a two-story dwelling of wood siding exterior construction. The dwelling has 3,545 square feet of living area and was built in 2002. The comparable has a basement, central air conditioning, two fireplaces and a 714 square foot garage. This property sold in May 2021 for \$641,084 or \$180.84 per square foot of living area, including land.

The board of review also submitted a building permit for the subject property revealing the permit was issued on July 17, 2014 to expand a patio and build a grill surround, which was not depicted in the subject's property record card nor in the grid analysis provided by the board of review.

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

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<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). Prior to the drafting of this decision, the Department of Revenue has yet to publish figures for tax year 2022.

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 four comparable sales for the Board's consideration, as two sales were common to both parties. The Board has given less weight to the appellant's comparable #1 and the appellant's comparable #3/board of review comparable #3 which have sale dates that occurred in 2020, less proximate in time to the lien date at issue and are thus less likely to be indicative of the subject's market value as of the January 1, 2022 assessment date.

The Board finds the best evidence of market value to be the appellant's comparable #2/board of review comparable #1 and board of review comparable #2, which sold more proximate in time to the assessment date at issue and are similar to the subject in location, design, age and some features. However, the Board finds both dwellings are somewhat smaller in size when compared to the subject dwelling, suggesting upward adjustments would be required to make the comparables more equivalent to the subject. Nevertheless, these two comparables sold in May and September 2021 for prices of \$641,084 and \$675,000 or for \$180.84 and \$198.88 per square foot of living area, including land. The subject's assessment reflects a market value of \$708,728 or \$191.60 per square foot of living area, including land, which is greater than the two best comparable sales in the record in terms of overall market value but bracketed by the comparables on a price per square foot basis. The subject's higher overall market value appears to be logical given its larger dwelling size. Therefore, based on this evidence and after considering appropriate adjustments to the comparables for differences from the subject, the Board finds no reduction in the subject's estimated market value as reflected by its 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: March 26, 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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