



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

APPELLANT: Steve Ladd  
DOCKET NO.: 23-00886.001-R-1  
PARCEL NO.: 11-15-101-005

The parties of record before the Property Tax Appeal Board are Steve Ladd, 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:** \$68,779  
**IMPR.:** \$200,669  
**TOTAL:** \$269,448

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 2023 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 2-story dwelling of frame exterior construction with 4,198 square feet of living area. The dwelling was constructed in 1990 but has a 2002 effective age. Features of the home include a slab foundation, central air conditioning, two fireplaces and a 677 square foot garage. The property has an approximately 47,480 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 from .42 of a mile to 2.34 miles from the subject. The comparables have sites ranging in size from 10,901 to 112,747 square feet of land area that are improved with 2-story dwellings of frame or frame and brick exterior construction ranging in size from 2,702 to 4,408 square feet of living area. The dwellings were built from 1995 to 2001. Two comparables have unfinished basements and one

comparable does not have a basement foundation. The comparables have central air conditioning, one or two fireplaces, and a garage ranging in size from 523 to 725 square feet of building area. The comparables sold from June 2021 to November 2022 for prices ranging from \$785,000 to \$1,100,000 or from \$244.77 to \$290.53 per square foot of living area, including land. The appellant included a brief critiquing the comparables and noted the subject's property line extends into the Des Plaines River.

Based on this evidence, the appellant requested a reduced assessment of \$260,250, for an estimated market value of \$780,828 or \$186.00 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 \$269,448. The subject's assessment reflects a market value of \$808,425 or \$192.57 per square foot of living area, land included, when applying 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 located from .41 to .55 of a mile from the subject. The board of review's comparable #2 is the same property as the appellant's comparable #1, however, the board of review reported a subsequent sale date and different sale price than were reported by the appellant. The comparables have sites ranging in size from 20,962 to 112,747 square feet of land area that are improved with 2-story dwellings of frame or brick and frame exterior construction ranging in size from 3,534 to 3,818 square feet of living area. The dwellings were built in 1993 or 1998. The comparables have unfinished basements, central air conditioning, one, four or six fireplaces, and a garage ranging in size from 715 to 1,754 square feet of building area. The comparables sold from January 2022 to November 2023 for prices ranging from \$860,000 to \$1,450,000 or from \$225.25 to \$389.58 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 parties submitted a total of six comparable sales for the Board's consideration, one of which was a property that sold twice. The Board gives less weight to the appellant's comparables #2 and #3, due to their locations over a mile from the subject. The Board also gives less weight to

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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 §1910.50(c)(1). Prior to the drafting of this decision, the Department of Revenue has yet to publish figures for tax year 2023.

the board of review's comparable #1, due to its superior features and its sale price being an outlier when compared to the other comparable sales in the record. The Board finds the parties' remaining comparable sales have varying degrees of similarity to the subject. However, each of the parties' best comparables has a smaller dwelling when compared to the subject, albeit each has a dissimilar basement foundation and the parties' common comparable has a significantly larger site when compared to the subject. Nevertheless, the best comparables sold for prices ranging from \$865,000 to \$910,000 or from \$225.25 to \$257.50 per square foot of living area, including land. The subject's assessment reflects a market value of \$808,425 or \$192.57 per square foot of living area, including land, which falls below the range established by the best comparable sales in this record. However, after considering adjustments to the best comparables for differences when compared to the subject, such as their basement foundation, the Board finds the subject's lower estimated market value as reflected by its assessment is justified. 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: \_\_\_\_\_

August 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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