



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

APPELLANT: Michael Keeble
DOCKET NO.: 23-02586.001-R-1
PARCEL NO.: 11-27-204-007

The parties of record before the Property Tax Appeal Board are Michael Keeble, the appellant; 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: \$92,193
IMPR.: \$131,177
TOTAL: \$223,370

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 parties appeared before the Property Tax Appeal Board on March 25, 2025 for a hearing at the Lake County Board of Review Office in Waukegan pursuant to prior written notice dated January 30, 2025. Appearing was Michael Keeble, the appellant, and on behalf of the Lake County Board of Review was Jack Perry, Mass Appraisal Specialist.

The subject property consists of a 2-story dwelling of brick and frame exterior construction with 3,054 square feet of living area. The dwelling was constructed in 1967. Features of the home include a basement, central air conditioning, one fireplace, a 484 square foot garage and a 924 square foot inground swimming pool.¹ The property has an approximately 78,522 square foot site and is located in Libertyville, Libertyville Township, Lake County.

¹ The subject's property record card disclosed the subject has an unfinished basement and a 924 square foot inground swimming pool. The appellant asserted the pool was built in the 1970's is heated and functioning.

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 0.26 of a mile from the subject property. The comparables have sites that range in size from 39,644 to 46,662 square feet of land area and are improved with 2-story dwellings of brick and frame exterior construction ranging in size from 2,534 to 2,904 square feet of living area that were built in 1965 or 1967. Each comparable has a basement, central air conditioning, one or two fireplaces and a garage ranging in size from 441 to 483 square feet of building area. The properties sold from August 2020 to April 2022 for prices ranging from \$547,500 to \$580,000 or from \$189.36 to \$216.06 per square foot of living area, land included.

Mr. Keeble testified there was a lack of comparable sales of homes with a similar site size/site value as the subject property. He asserted condition is most relevant to home values in the subject's neighborhood which includes homes ranging from updated to neglected in condition. Mr. Keeble opined, without documentation, that the subject's larger site size is not as important as condition in the determination of market value in the subject's neighborhood. Mr. Keeble opined the condition of the subject is "a little below average for the area." To support the subject's condition, Mr. Keeble moved to submit interior photographs of the subject property as well as board of review comparable #2 which were accepted into the record without objection from the board of review.

Based on this evidence, the appellant requested the subject's total assessment be reduced to \$201,573 which reflects a market value of \$604,779 or \$198.03 per square foot of living area, land included, 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 \$223,370. The subject's assessment reflects a market value of \$672,194 or \$220.10 per square foot of living area, land included, when using the 2023 three-year average median level of assessment for Lake County of 33.23% as determined by the Illinois Department of Revenue.

Mr. Perry disclosed Lake County records for the subject and each of the appellant's comparables report unfinished basement area and suspected finished basements in the appellant's grid are erroneous since the subject's township does not report finished basement area.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located within 0.19 of a mile from the subject property. Board of review comparable #3 is the same property as the appellant's comparable #3. The comparables have sites ranging in size from 40,136 to 80,007 square feet of land area and are improved with 2-story dwellings of frame or brick and frame exterior construction ranging in size from 2,480 to 4,020 square feet of living area. The homes were built from 1967 to 1975. Each comparable has a basement, central air conditioning, one fireplace and a garage ranging in size from 483 to 747 square feet of building area. The properties sold from July 2021 to November 2022 for prices ranging from \$547,500 to \$915,000 or from \$216.06 to \$239.53 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

The appellant critiqued board of review comparable #2 as having a superior condition when compared to the subject, referencing interior photographs of the property which depict an updated kitchen and some superior flooring when compared to the subject. Mr. Perry acknowledged that condition and/or updating is a significant factor in determining market value in the subject's neighborhood.

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 record contains six comparable sales for the Board's consideration, as one property was common to both parties. The Board gives less weight to appellant comparables #1 and #2 and board of review comparable #1 which sold in 2020 or 2021, less proximate in time to the January 1, 2023 assessment date. The Board gives less weight to board of review comparable #2 which is substantially larger in dwelling size when compared to the subject and has some superior interior updating based on photographs submitted by the appellant.

The Board finds the best evidence of market value to be appellant comparable #3 along with board of review comparables #3 and #4, which includes the parties' common property. These two properties are similar to the subject in location, age and design. However, each of these best properties has a smaller site size, a smaller dwelling size and lacks an inground swimming pool when compared to the subject, suggesting upward adjustments are needed to make these properties more equivalent to the subject. These two comparables sold in April and November 2022 for prices of \$547,500 and \$550,000 or \$216.06 and \$221.77 per square foot of living area, including land. The subject's assessment reflects a market value of \$672,194 or \$220.10 per square foot of living area, including land, which falls above the two best comparable sales in this record on an overall market value basis and is bracketed by the two best comparables on a per square foot basis, including land. After considering appropriate adjustments to the best comparables for differences when compared to the subject, the Board finds the appellant did not establish by a preponderance of the evidence that the subject property is overvalued and no reduction in the assessment is warranted.

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: _____

April 15, 2025



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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COUNTY

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