



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

APPELLANT: Tom O'Keefe  
DOCKET NO.: 23-02753.001-R-1  
PARCEL NO.: 06-27-206-025

The parties of record before the Property Tax Appeal Board are Tom O'Keefe, 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:** \$24,003  
**IMPR.:** \$96,858  
**TOTAL:** \$120,861

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 for a hearing at the Lake County Board of Review Office in Waukegan pursuant to a prior written notice. Appearing was the appellant Tom O'Keefe and appearing on behalf of the Lake County Board of Review was Jack Perry.

The subject property consists of a 2-story dwelling of vinyl sided exterior construction with 2,599 square feet of living area. The dwelling was built in 1993 and is 30 years old. Features of the home include an unfinished basement, central air conditioning, and a 630 square foot garage. The property has a 3,643 square foot site and is located in Grayslake, Avon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales located within .26 of a mile from the

subject. The comparables have sites ranging in size from 11,186 to 14,671 square feet of land area that are improved with 2-story dwellings vinyl siding exterior construction which range in size from 2,534 to 2,719 square feet of living area. The dwellings are 30 to 32 years old. Each comparable has an unfinished basement, central air conditioning, one fireplace and a garage ranging in size from 462 to 630 square feet of building area. The comparables sold from June to December 2021 for prices ranging from \$340,000 to \$390,000 or from \$134.18 to \$143.44 per square foot of living area, including land. The appellant's grid analysis disclosed the subject was purchased in November 2008 for \$396,450.

The appellant testified that the subject property has declined in value by 26% over the past few years due to its inferior location as it is near railroad tracks and a high traffic area. The appellant further stated that this causes excessive noise and there are cracks in the walls of the home due to the shaking of the house from the railroad tracks.

Under cross examination the appellant stated that there was no evidence in the record to support these claims.

Based on this evidence the appellant requested a reduction in the subject's assessment to \$108,323 which reflects a market value of \$325,002 or \$125.05 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 \$120,861. The subject's assessment reflects a market value of \$363,711 or \$139.94 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.

Jack Perry testified that the board of review comparables are more reflective of market value as they sold more proximate in time to the assessment date at issue than the comparables submitted by the appellant. In addition, Perry stated board of review comparables #1 and #2 are most similar to the subject property and comparable #3 is identical to the subject in size but has finished basement area and one more bath unlike the subject.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located within .37 of a mile from the subject. The comparables have sites ranging in size from 10,032 to 14,945 square feet of land area that are improved with 2-story dwellings of vinyl siding exterior construction which range in size from 2,534 to 2,599 square feet of living area. The dwellings are 29 to 31 years old and have basements, two of which have finished area. Each comparable has central air conditioning, one fireplace and a garage ranging in size from 462 to 651 square feet of building area. The comparables sold from March 2022 to November 2023 for prices ranging from \$432,000 to \$486,000 or from \$170.48 to \$186.99 per square foot of living area, including land.

In rebuttal, the appellant testified that these comparables have superior locations and are in better condition than the subject based on information from their MLS listings.

When questioned by Mr. Perry, the appellant stated that the MLS listings were not submitted as part of the record.

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 eight comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables as they sold less proximate in time to the January 1, 2023, assessment date than the comparables submitted by the board of review and are less likely to be reflective of market value as of the assessment date at issue. The Board gives less weight to board of review comparables #3 and #4 which have finished basement area unlike the subject property.

The Board finds the best evidence of market value to be the board of review comparables #1 and #2 which sold more proximate in time to the assessment date at issue and are similar to the subject in location, age, dwelling size, and features. These comparables sold in February and August 2023 for prices of \$446,000 and \$465,000 or \$173.27 and \$183.50 per square foot of living area, including land. The subject's assessment reflects an estimated market value of \$363,711 or \$139.94 per square foot of living area, including land, which falls significantly below the best comparable sales in the record which appears justified considering the appellant's testimony that the subject is inferior in terms of location and condition. After considering adjustments to the best comparable sales for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by the assessment is supported and 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: \_\_\_\_\_

May 20, 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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