



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

APPELLANT: Stephen Amesbury
DOCKET NO.: 24-00451.001-R-1
PARCEL NO.: 15-13-306-024

The parties of record before the Property Tax Appeal Board are Stephen Amesbury, the appellant, by attorney Brian S. Maher, of Weis, DuBrock, Doody & Maher in Chicago; 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: \$78,961
IMPR.: \$210,689
TOTAL: \$289,650

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 2024 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 brick and frame exterior construction with 3,796 square feet of living area. The dwelling was constructed in 1981. Features of the home include a basement with finished area, central air conditioning, one fireplace and a garage with 600 square feet of building area. The property has a site with approximately 20,473 square feet of land area and is located in Lincolnshire, Vernon Township, Lake County.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on three suggested equity comparables located in the same assessment neighborhood code as the subject property. The comparables are improved with 2-story dwellings of brick and frame exterior construction that range in size from 3,088 to 3,361 square feet of living area. The dwellings were built in 1969 and 1970 and have effective ages that range from 1973 to 1975. Each comparable has a basement, two with finished area, central air conditioning, one fireplace and a garage that range in size from 506 to 962 square feet of building area. The comparables have improvement assessments that range from

\$147,065 to \$159,704 or from \$46.25 to \$47.66 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$179,057 or \$47.17 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$289,650. The subject property has an improvement assessment of \$210,689 or \$55.50 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on three suggested equity comparables located in the same assessment neighborhood as the subject property. The comparables are improved with 2-story dwellings of brick and frame exterior construction that range in size from 3,259 to 3,718 square feet of living area. The dwellings were built in 1974 and 1981. Each comparable has a basement, two with finished area, central air conditioning, one or two fireplaces and a garage that range in size from 528 to 630 square feet of building area. The comparables have improvement assessments ranging from \$187,357 to \$207,367 or from \$55.77 to \$57.49 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). 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 six suggested comparables for the Board's consideration. The Board has given less weight to appellant's comparable #2 due to its smaller dwelling size when compared to the subject. The Board has given reduced weight to appellant's comparable #3 as well as board of review comparable #1 due to their unfinished basements when compared to the subject's finished basement. The Board finds the best evidence of assessment equity to be appellant's comparable #1 along with board of review comparables #2 and #3. The Board finds that these comparables are most similar to the subject in location, design, age, finished basement and some features. However, each comparable is smaller in dwelling size suggesting upward adjustments would be required to make the comparables more equivalent to the subject. Nevertheless, these most similar comparables have improvement assessments ranging from \$155,440 to \$192,868 or from \$46.25 to \$57.49 per square foot of living area. The subject's improvement assessment of \$210,689 or \$55.50 per square foot of living area, falls within the range established by the best comparables contained in the record on a per square foot basis but is greater than the range on an overall total improvement assessment basis, which is logical given the subjects larger dwelling size. Based on this record and after considering adjustments to the best comparables for differences from the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the 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: _____

September 16, 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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