



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

APPELLANT: Leslie B Heffez Revoc Trust
DOCKET NO.: 24-00610.001-R-1
PARCEL NO.: 16-29-418-020

The parties of record before the Property Tax Appeal Board are Leslie B Heffez Revoc Trust, 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: \$79,058
IMPR.: \$360,979
TOTAL: \$440,037

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 stucco exterior construction¹ with 4,417 square feet of living area. The dwelling was constructed in 2007 and is approximately 17 years old. Features of the home include a basement with finished area, central air conditioning, a fireplace, and a 3-car garage with 1,000 square feet of building area. The property has an approximately 21,062 square foot site and is located in Deerfield, West Deerfield Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of

¹ The parties differ regarding the subject's design and exterior construction. The Board finds the best evidence of these features is found in the appellant's appraisal which includes photographs and a sketch of the subject home depicting second floor living area and a stucco exterior.

\$1,235,000 as of January 1, 2024. The appraisal was prepared by Steven L. Smith, a certified residential real estate appraiser, for ad valorem tax purposes.

Under the sales comparison approach, the appraiser selected four comparable sales located from 0.12 to 0.72 of a mile from the subject. The parcels range in size from 9,900 to 27,440 square feet of land area and are improved with 2-story homes ranging in size from 4,056 to 5,890 square feet of living area and ranging in age from 16 to 35 years old. The appraiser described the subject as backing to a park and comparables #1, #3, and #4 as also having park or open space/woods views. Three homes have a basement with finished area. Each home has central air conditioning, one to three fireplaces, and a 2-car or a 3-car garage. The comparables sold from November 2022 to July 2024 for prices ranging from \$910,000 to \$1,430,000 or from \$220.61 to \$280.46 per square foot of living area, including land. The appraiser adjusted the comparables for differences from the subject in location, site size, view, above grade area, dwelling size, age, condition, foundation type, basement finished area, garage size, and fireplace count, to arrive at adjusted prices from \$1,218,700 to \$1,257,600. The appraiser concluded a value for the subject of \$1,235,000 as of January 1, 2024.

Based on this evidence the appellant requested a reduction in the subject's assessment to \$411,126 which would reflect a market value of \$1,233,501 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 \$440,037. The subject's assessment reflects a market value of \$1,320,243 or \$298.90 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.²

In support of its contention of the correct assessment the board of review submitted information on five comparable sales located from 0.75 of a mile to 1 mile from the subject. The parcels range in size from 11,170 to 22,400 square feet of land area and are improved with 2-story homes of brick or wood siding exterior construction ranging in size from 4,148 to 4,795 square feet of living area. The homes range in age from 18 to 21 years old. Each home has a basement, two of which have finished area, central air conditioning, one to three fireplaces, and a garage ranging in size from 640 to 1,136 square feet of building area. Comparable #3 has an inground swimming pool. The comparables sold from July 2023 to June 2024 for prices ranging from \$1,300,000 to \$1,600,000 or from \$296.40 to \$380.91 per square foot of living area, including land.

The board of review submitted a brief contending that the appraisal comparable #1 differs from the subject in dwelling size and appraisal comparable #2 sold in 2022 and is an older home than the subject. The board of review dispute the appraiser's stated inspection date of January 1, 2024 given the photographs within the appraisal do not appear to have been taken in winter. Based on this evidence the board of review requested confirmation of the subject's assessment.

² Section 1910.50(c)(1) of the Board's procedural rules 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). As of the development of this Final Administrative decision, the Department of Revenue has not published figures for tax year 2024.

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 appellant presented an appraisal and the board of review presented five comparable sales in support of their respective positions before the Board. The Board gives less weight to the appraised value conclusion as the appraiser relied on two of four sales that sold less proximate in time or differ substantially from the subject in dwelling size or age, when more recent sales of more similar properties were available as shown by the board of review's comparables. The Board finds the appraisal states a less credible and/or reliable opinion of value and the Board will instead consider the raw sales presented in the appraisal and by the board of review.

The record contains a total of nine comparable sales for the Board's consideration. The Board gives less weight to the appraisal sale #3, which sold less proximate in time to the assessment date than the other sales in this record and differs substantially from the subject in age and foundation type. The Board also gives less weight to the appraisal sale #1 and the board of review's comparables #3, due to substantial differences from the subject in dwelling size and/or inground swimming pool amenity.

The Board finds the best evidence of market value to be the appraisal sales #2 and #4 and the board of review's comparables #1, #2, #4, and #5, which sold more proximate in time to the assessment date and are more similar to the subject in dwelling size, age, location, and most features, although four of these comparables have much smaller sites than the subject and three comparables lack finished basement area that is a feature of the subject, suggesting adjustments to these comparables would be needed to make them more equivalent to the subject.

These comparables sold for prices ranging from \$1,100,000 to \$1,600,000 or from \$271.20 to \$380.91 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,320,243 or \$298.90 per square foot of living area, including land, which is within the range established by the best comparable sales in the record. The market value reflected by the subject's assessment also falls below the board of review's comparable #5, which is the most similar to the subject in site size, dwelling size, age, and basement finish and sold for a price of \$1,550,000 or \$360.63 per square foot of living area, including land.

Based on this evidence and after considering appropriate adjustments to the best comparables for differences from the subject, 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: _____

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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