



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

APPELLANT: Frank Klepitsch
DOCKET NO.: 24-00919.001-R-1
PARCEL NO.: 12-21-226-013

The parties of record before the Property Tax Appeal Board are Frank Klepitsch, 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: \$193,363
IMPR.: \$292,941
TOTAL: \$486,304

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 two-story dwelling of brick and stone exterior construction with 3,362 square feet of living area. The dwelling was constructed in 1923 and is 101 years old.¹ Features of the home include a full basement with finished area, central air conditioning, a fireplace, and a two-car garage. The property has an 11,761 square foot site and is located in Lake Bluff, Shields 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 \$1,345,000 as of January 1, 2023. The appraisal was prepared by Tom Boyle, an associate real estate trainee appraiser, and David Conaghan, a certified general real estate appraiser. The purpose of the appraisal was to determine the market value of the subject property for an ad valorem tax appeal.

¹ The appraisers noted that the home was built in 1923 and remodeled in 1997.

In estimating the market value of the subject property, the appraisers developed the sales comparison approach to value by examining four comparable sales located within .53 of a mile of the subject. The comparables are improved with traditional dwellings of cedar siding or brick and cedar siding exterior construction ranging in size from 3,431 to 3,606 square feet of living area. The dwellings range from 24 to 39 years old. Each comparable has central air conditioning, one or two fireplaces, a full basement with finished area, and a two-car garage. The parcels range in size from 10,019 to 30,860 square feet of land area. The sales occurred from January to June 2022 for prices ranging from \$1,270,000 to \$1,380,000 or from \$359.37 to \$402.22 per square foot of living area, including land. Adjustments were applied for differences between the comparables and the subject property for site size, dwelling size, age, and other features to arrive at adjusted prices ranging from \$1,241,500 to \$1,372,000. Based on this data, the appraisers arrived at a market value of \$1,345,000 or \$400.06 per square foot of living area, including land, as of January 1, 2023. The appellant requested the subject's assessment be reduced to reflect the appraised value.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$486,304. The subject's assessment reflects a market value of \$1,459,058 or \$433.99 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 four comparable sales located within the subject's assessment neighborhood. The comparables consist of two-story dwellings of frame exterior construction ranging in size from 2,972 to 3,725 square feet of living area. The dwellings were built from 1875 to 1910. Each dwelling has central air conditioning, a basement, and a garage ranging in size from 450 to 616 square feet of building area. The parcels range in size from 5,801 to 13,509 square feet of land area. The comparables sold from March 2023 to June 2024 for prices ranging from \$1,250,000 to \$1,690,000 or from \$420.59 to \$465.37 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 an appraisal and four comparable sales for the Board's consideration. The Board gives less weight to the value conclusion in the appraisal submitted by the appellant,

² 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 2024.

which has an effective date of January 1, 2023 and relied on sales that occurred 2022, less proximate to the January 1, 2024 assessment date at issue in this appeal.

The Board finds the best evidence of market value to be the comparables submitted by the board of review, which sold proximate to the lien date at issue and are similar to the subject in dwelling size and features. These most similar comparables sold from March 2023 to June 2024 for prices ranging from \$1,250,000 to \$1,690,000 or from \$420.59 to \$465.37 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,459,058 or \$433.99 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Based on this evidence and after considering adjustments to the best comparables for differences when compared to 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: _____

December 23, 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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