



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

APPELLANT: Anil Ghode
DOCKET NO.: 24-00966.001-R-1
PARCEL NO.: 11-07-405-015

The parties of record before the Property Tax Appeal Board are Anil Ghode, 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: \$61,520
IMPR.: \$164,134
TOTAL: \$225,654

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 approximately 2,571 square feet of living area. The dwelling was built in 1987 and is approximately 37 years old. Features of the home include an unfinished basement, central air conditioning, 1 fireplace, and a garage containing 805 square feet of building area. The property has an approximately 13,470 square foot site and is located in Libertyville, Libertyville 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 \$557,000 as of January 1, 2024. The appraisal was prepared by R. Steven Kephart, an Illinois Certified General Real Estate Appraiser. The appraiser reported having inspected the interior and the exterior of the subject dwelling on August 12, 2024. Kephart developed the sales comparison approach to value using five comparable sales noting that “[t]he comparable sales used in the

appraisal were the most recent and overall similar sales.” The appraiser described the comparables as having sites ranging in size from 10,480 to 17,449 square feet of land area that are improved with “Traditional 2-Story, 2-Story Tudor, or 1-Story Quad” single family dwellings of varying exterior construction with each being of “average” construction quality and in “good” condition. The homes range in size from 2,263 to 3,881 square feet of living area and range in age from 34 to 46 years old. Each comparable has a basement (three finished with recreation rooms), central air conditioning, and a 2-car or a 3-car garage. Three dwellings each have 1 fireplace. The comparables are located from .08 to .86 of a mile from the subject property. The sales occurred from August to November 2023 for prices ranging from \$525,000 to \$582,000 or from \$149.96 to \$231.99 per square foot of living area, including land. The appraiser adjusted the comparables for differences from the subject in room count, dwelling size, basement size, basement finished areas, garage size, and porch/patio/deck features to arrive at adjusted prices ranging from \$497,900 to \$581,700 and arrived at an estimated value for the subject of \$557,000 or \$216.65 per square foot of living area, including land.

Based on this submission, the appellant requested the subject's assessment be reduced to \$191,800 which reflects a market value of \$575,458 or \$223.83 per square foot of living area, land included, at the statutory level of assessment of 33.33%.¹

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$225,654. The subject's assessment reflects a market value of \$677,030 or \$263.33 per square foot of living area, land included, per square foot of living area, land included at the statutory level of assessment of 33.33%.

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales located from .08 to .14 of a mile from the subject and all within the same assessment neighborhood code as the subject property. The comparable sites range in size from 13,340 to 17,304 square feet of land area and are improved with 2-story dwellings of frame or frame and brick. The homes were built in 1987 or 1988, and each contain 2,571 square feet of living area. Each comparable has an unfinished basement, 1 fireplace, central air conditioning, and a garage containing 483 square feet of building area. The properties sold from April 2022 to March 2024 for prices ranging from \$625,000 to \$715,000 or from \$243.10 to \$278.10 per square foot of living area, including land.

In addition, the board of review through the township assessor's office provided a grid analysis containing information on the five comparable properties analyzed by the appellant's appraiser and noted that appraiser's comparables #1, #2, #3, and #5 are located in different neighborhood from the subject property and none of the appraiser's comparables are the same model as the subject dwelling. Conversely, all four board of review comparables are the same model as the subject, are located in the same assessment neighborhood code as the subject, and are virtually identical in all meaningful characteristics to the subject dwelling. The board of review further contends, based on the data provided, that there were sales available within the subject's

¹ 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 Sec. 1910.50(c)(1). Prior to the drafting of this decision, the Department of Revenue has yet to publish figures for tax year 2024.

subdivision that were not considered by the appellant's appraiser. Based on the foregoing evidence and argument, 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 an appraisal presented by the appellant and four comparable sales submitted by the board of review for the Board's consideration in this appeal. As to the appellant's appraisal, the Board finds that while the appraiser claims that he utilized "the most recent and overall similar sales," he failed to consider at minimum two recent sales of homes that are located in close proximity to the subject that are virtually identical to the subject in design, age, bathroom count, dwelling size, lot size, and features as evidenced by the board of review's submission. Given that the appraiser reported having inspected the subject dwelling on August 12, 2024, both of these sales occurred prior to the appraisal report. Moreover, the appraiser utilized sales of differing model homes than the subject dwelling, including appraiser's comparable #5 which is a 1-story home, unlike the subject's 2-story design. This calls into question the appraiser's methodology utilized in selecting the comparables and undermines his final opinion of value. However, the Board will consider the raw (unadjusted) sales submitted by both parties.

As to the raw (unadjusted) sales, The Board gave reduced weight to the appraiser's comparables due to being located in differing assessment neighborhood than the subject dwelling and being less similar in design/style and characteristics such as dwelling size and age than the comparable sales presented by the board of review. The Board also gave less weight to board of review comparables #1 and #4 which both sold in 2022, dates that are not as proximate in time to the January 1, 2024 assessment date at issue and thus less likely to accurately reflect the subject's market value as the board of review comparables #2 and #3 that sold closer to the said lien date at issue.

The Board finds the best evidence of market value to be the board of review comparables #2 and #3 which sold close in time to the assessment date, are located in close proximity to the subject, and are nearly identical to the subject dwelling in design, age, and characteristics. The two best comparables in this record sold in July 2023 and March 2024 for prices of \$685,000 and \$715,000 or for \$266.43 and \$278.10 per square foot of living area, including land, respectively. The subject's estimated market value of \$677,030 or \$263.33 per square foot of living area, land included, as reflected by the assessment is below the best comparable sales in the record both in terms of overall value and on a per square foot basis. Therefore, based on the foregoing evidence and analysis, the Board finds the subject does not appear to be overvalued and a reduction in the subject's assessment is not 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: _____

January 20, 2026



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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