



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

APPELLANT: Carlos Jimenez  
DOCKET NO.: 24-01272.001-R-1  
PARCEL NO.: 07-19-303-006

The parties of record before the Property Tax Appeal Board are Carlos Jimenez, 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:** \$17,972  
**IMPR.:** \$97,191  
**TOTAL:** \$115,163

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 wood siding exterior construction with 1,785 square feet of living area. The dwelling was constructed in 1985 and is 39 years old. Features of the home include a basement, central air conditioning, a fireplace, and a 441 square foot garage. The property has an approximately 9,330 square foot site and is located in Third Lake, Warren Township, Lake County.

The appellant contends assessment inequity with respect to both the land and improvement as the basis of the appeal. In support of this argument the appellant submitted information on three equity comparables located within the subject's assessment neighborhood and within .21 of a mile of the subject. The comparables consist of two-story dwellings of wood siding exterior construction ranging in size from 1,660 to 1,841 square feet of living area. The homes were each built in 1985. Each dwelling has central air conditioning, a fireplace, and a garage ranging in size from 420 to 462 square feet of building area. Two comparables each have a basement and

one comparable has a crawl-space foundation.<sup>1</sup> The parcels range in size from 8,500 to 9,470 square feet of land area. The comparables have land assessments ranging from \$17,189 to \$18,113 or \$1.91 or \$2.02 per square foot of land area. The comparables have improvement assessments ranging from \$84,854 to \$96,294 or from \$49.62 to \$53.47 per square foot of living area. Based on this evidence, the appellant requested a reduced land assessment of \$17,541 or \$1.88 per square foot of land area, and an improvement assessment of \$89,286 or \$50.02 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 \$115,163. The subject property has a land assessment of \$17,972 or \$1.93 per square foot of land area, and an improvement assessment of \$97,191 or \$54.45 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on four equity comparables located within the subject's assessment neighborhood and within .17 of a mile of the subject. Comparable #2 is the same property as the appellant's comparable #2. The comparables consist of two-story dwellings of wood siding exterior construction ranging in size from 1,660 to 1,744 square feet of living area. The homes range from 36 to 39 years old. Each dwelling has central air conditioning, a fireplace, a basement, and a garage ranging in size from 400 to 462 square feet of building area. The parcels range in size from 8,503 to 9,771 square feet of land area. The comparables have land assessments ranging from \$17,189 to \$18,132 or from \$1.84 to \$2.02 per square foot of land area. The comparables have improvement assessments ranging from \$88,757 to \$99,643 or from \$53.47 to \$57.13 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 a total of six equity comparables to support their respective positions before the Property Tax Appeal Board, with one comparable being common to the parties.

With respect to the land assessment, the Board finds the parties' comparables are similar to the subject in location and site size. These comparables have land assessments ranging from \$17,189 to \$18,132 or from \$1.84 to \$2.02 per square foot of land area. The subject's land assessment of \$17,972 or \$1.93 per square foot of land area falls within the range of the

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<sup>1</sup> The Board finds the listing sheet and property record card submitted by the board of review to be the best evidence of comparable #3's foundation.

comparables. Based on this record and after considering adjustments to the comparables for differences from the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's land was inequitably assessed and a reduction in the subject's land assessment is not justified.

With respect to the improvement assessment, the Board has given reduced weight to the appellant's comparable #3, which differs from the subject in foundation.

The Board finds the best evidence of improvement assessment equity to be the appellant's comparables #1 and #2 along with the comparables presented by the board of review, including the parties' shared comparable, which are similar to the subject in age, location, dwelling size, and features. These comparables have improvement assessments that range from \$88,757 to \$99,643 or from \$52.31 to \$57.13 per square foot of living area. The subject's improvement assessment of \$97,191 or \$54.45 per square foot of living area falls within the range established by the best comparables in this record. 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 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: \_\_\_\_\_

October 21, 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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APPELLANT

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COUNTY

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Lake County Courthouse  
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