



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

APPELLANT: Janet Afryl
DOCKET NO.: 24-01289.001-R-1
PARCEL NO.: 02-09-102-008

The parties of record before the Property Tax Appeal Board are Janet Afryl, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Hawthorn Woods; 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: \$6,716
IMPR.: \$96,469
TOTAL: \$103,185

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 an approximately 7,065 square foot site improved with a 1-story dwelling of wood siding exterior construction containing 1,500 square feet of living area and is approximately 22 years old. Features of the home include 3 full baths, a finished basement,¹ central air conditioning, 1 fireplace, and a garage containing 420 square feet of building area. The property is located in Antioch, Antioch Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted a grid analysis with information on four comparable sales located within the same assessment neighborhood code as the subject property. The comparables have sites

¹ The appellant reported that the subject and all the comparable dwellings have unfinished basements, and the board of review reported that the subject dwelling and one common comparable each have a finished basement which was not contested by the appellant via a rebuttal filing.

ranging in size from 6,974 to 8,943 square feet of land area that are improved with 1-story dwellings of wood frame construction. The comparables range in size from 1,400 to 1,651 square feet of living area and range in age from 22 to 25 years old. Each comparable is reported to have from 1½ to 3 bathrooms, an unfinished basement, central air conditioning, and a garage ranging in size from 400 to 440 square feet of building area. The comparables sold from January to October 2023 for prices ranging from \$245,000 to \$269,000 or from \$154.45 to \$191.07 per square foot of living area, including land. Appellant's counsel also submitted a brief describing the similarities of the comparable properties to the subject. Based on this evidence, the appellant requested the subject's total assessment be reduced.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$103,185. The subject's assessment reflects a market value of \$309,586 or \$206.39 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 a grid analysis with information on four comparable sales where comparable #4 is the same property as appellant's comparable #4. The comparables are located within .15 of a mile from the subject and within the same assessment neighborhood code as the subject property. The comparables have parcels ranging in size from 6,974 to 8,577 square feet of land area and are improved with 1-story dwellings of wood siding exteriors ranging in size from 1,415 to 1,465 square feet of living area that are either 22 or 24 years old. Each dwelling features 2½ or 3 baths, finished basement, central air conditioning, and a garage containing either 420 or 440 square feet of building area. The comparables sold from April 2023 to June 2024 for prices ranging from \$290,000 to \$338,000 or from \$199.86 to \$230.72 per square foot of living area, including land.

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 a total of seven comparable sales including one common comparable for the Board's consideration. After analyzing the evidence submitted, the Board gave less weight to appellant's comparables based on their lack of (or undisclosed) basement finishes, dissimilar to the subject's finished basement. On this record, the Board finds the board of review comparables (that includes common comparable #4) to be the best evidence of market value as these comparables are most similar overall to the subject property in location, design, lot size, bathroom count, dwelling size, age, basement finishes, and other features. The best comparables

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 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.

in this record sold from April 2023 to June 2024 for prices ranging from \$290,000 to \$338,000 or from \$199.86 to \$230.72 per square foot of living area, including land. The subject's assessment reflects a market value of \$309,586 or \$206.39 per square foot of living area, including land, which falls well within the range established by the best comparable sales in this record both in terms of overall value and on a per square foot of living area basis.

Based on this record, and after applying adjustments to the best comparables for differences from the subject, the Board finds that the appellant did not establish by a preponderance of the evidence that the subject property is overvalued and, thus, 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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