



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

APPELLANT: J&J Property Investments
DOCKET NO.: 24-01340.001-R-1
PARCEL NO.: 06-17-301-048

The parties of record before the Property Tax Appeal Board are J&J Property Investments, the appellant, by attorney David S. Maloney, of Maloney Law, LLC in Libertyville; 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: \$13,291
IMPR.: \$50,579
TOTAL: \$63,870

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 one-story dwelling of vinyl siding exterior construction with 975 square feet of living area. The dwelling was constructed in 1973 and is 51 years old. Features of the home include a finished basement, central air conditioning, and a 440 square foot garage. The property has a 10,380 square foot site and is located in Round Lake Beach, Avon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales located within the subject's assessment neighborhood and from .77 a mile to 1.35 miles from the subject. The comparables consist of one-story dwellings of wood or vinyl siding exterior construction ranging in size from 975 to 1,056 square feet of living area. The homes are either 47 or 51 years old. Each dwelling has a basement, one of which has finished area, and three comparables have central air

conditioning. The parcels contain either 5,000 or 5,850 square feet of land area. The comparables sold from December 2023 to July 2024 for prices ranging from \$97,000 to \$130,000 or from \$91.86 to \$133.33 per square foot of living area, including land. Based on this evidence, the appellant requested a reduced assessment of \$34,624, for an estimated market value of \$103,882 or \$106.55 per square foot of living area, including land, 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 \$63,870. The subject's assessment reflects a market value of \$191,629 or \$196.54 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.¹

In support of its contention of the correct assessment the board of review submitted information on three comparable sales located within the subject's assessment neighborhood and from .85 of a mile to 1.24 miles from the subject. The comparables consist of one-story dwellings of wood or vinyl siding exterior construction containing 975 square feet of living area. The dwellings range from 51 to 53 years old. Each dwelling has central air conditioning, a basement with finished area, and a garage containing either 440 or 576 square feet of building area. One comparable has a fireplace. The parcels range in size from 5,012 to 10,594 square feet of land area. The comparables sold from September 2023 to June 2024 for prices ranging from \$233,000 to \$240,000 or from \$238.97 to \$246.15 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 a total of six comparable sales to support their respective positions before the Property Tax Appeal Board. The Board gives less weight to the comparables presented by the appellant, each of which lacks a garage, two of which lack basement finish, and one of which lacks central air conditioning, all features of the subject.

The Board finds the best evidence of market value to be the comparables submitted by the board of review, which are similar to the subject in age, dwelling size, and features. These most similar comparables sold for prices ranging from \$233,000 to \$240,000 or from \$238.97 to \$246.15 per square foot of living area, including land. The subject's assessment reflects a market value of \$191,629 or \$196.54 per square foot of living area, including land, which is below the

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

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: _____

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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

J&J PROPERTY INVESTMENTS , by attorney:
David S. Maloney
Maloney Law, LLC
1880 West Winchester Road
Suite 108
Libertyville, IL 60048

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085