



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

APPELLANT: Michael Ryan  
DOCKET NO.: 24-01440.001-R-1  
PARCEL NO.: 11-08-305-017

The parties of record before the Property Tax Appeal Board are Michael Ryan, the appellant, by attorney Andrew J. Rukavina, of The Tax Appeal Company in Mundelein; 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:** \$58,099  
**IMPR.:** \$117,811  
**TOTAL:** \$175,910

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 2,443 square feet of living area. The dwelling was built in 1988. Features of the home include a basement, central air conditioning, one fireplace and a garage with 529 square feet of building area. The property has an approximately 14,961 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 information on five comparable sales located in the same assessment neighborhood code as the subject and within .17 of a mile from the subject property. The comparables have sites that range in size from 9,900 to 18,879 square feet of land area. The comparables are improved with 2-story dwellings of frame or brick and frame exterior construction ranging in size from 3,211 to 3,445 square feet of living area. The dwellings were built in 1987 or 1988. Each comparable has a basement with finished area, central air conditioning, one or two fireplaces and a garage ranging in size from 440 to 624 square feet of

building area. The comparables sold in March 2022 and April 2023 for prices ranging from \$560,000 to \$675,000 or from \$174.40 to \$207.06 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$175,910. The subject's assessment reflects a market value of \$527,783 or \$216.04 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.<sup>1</sup>

In support of its contention of the correct assessment, the board of review submitted information on three comparable sales. The comparables are located in the same assessment neighborhood as the subject and within .28 of a mile from the subject property. The comparables have sites ranging in size from 9,836 to 14,352 square feet of land area. The comparables are improved with 2-story dwellings of brick and frame exterior construction ranging in size from 2,432 to 3,108 square feet of living area. The dwellings were built in 1987 or 1988. Each comparable has a basement, central air conditioning, one fireplace and a garage ranging in size from 484 to 810 square feet of building area. The comparables sold in April 2022 and March 2024 for prices ranging from \$675,000 to \$835,000 or from \$225.23 to \$343.34 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In rebuttal the appellant's counsel asserted board of review comparable #1 was remodeled top to bottom and has a fully finished basement; comparable #2 was not advertised publicly and not an arm's-length transaction; and comparable #3 has a fully finished basement and is 700 square feet larger, but did not provide any substantive documentary evidence in support of these claims.

### **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 for the Board's consideration. The Board has given less weight to the appellant's comparables as well as board of review comparable #3 due to their dwelling sizes of 27% to 41% larger when compared to the subject.

The Board finds the best evidence of market value to be board of review comparables #1 and #2. Despite one comparable having sold 20 months prior to the assessment date at issue, the Board finds that these two comparables are most similar to the subject in location, age, lot size,

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<sup>1</sup> 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). As of the development of this Final Administrative decision, the Department of Revenue has not published figures for tax year 2024.

dwelling size, design, and some features. These two most similar comparables sold in April 2022 and March 2024 for prices of \$675,000 and \$835,000 or \$240.81 and \$343.34 per square foot of living area, including land. The subject's assessment reflects a market value of \$527,783 or \$216.04 per square foot of living area, including land, which falls below the two best comparable sales in this record.

Based on this record 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 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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