



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

APPELLANT: Maureen Carmichael
DOCKET NO.: 24-01572.001-R-1
PARCEL NO.: 11-16-110-014

The parties of record before the Property Tax Appeal Board are Maureen Carmichael, 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: \$61,481
IMPR.: \$170,833
TOTAL: \$232,314

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 frame exterior construction with 2,528 square feet of living area. The dwelling was constructed in 2003 and is approximately 21 years old. Features of the home include an unfinished basement, 4 bathrooms, central air conditioning, a fireplace, a 265 square foot garage, and a 510 square foot inground swimming pool.¹ The property has a 7,841 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 from .84 of a mile to 1.59-

¹ While neither party reported the subject pool as an amenity, the Board finds the best descriptive evidence of the subject is found in its property characteristics sheet submitted by the board of review, which neither party challenged.

miles from the subject. The comparables have sites ranging in size from 9,290 to 15,034 square feet of land area and are each improved with a two-story dwelling of frame or frame with brick exterior construction. The homes are 36 to 57 years old and range in size from 2,109 to 2,542 square feet of living area. Each dwelling has an unfinished basement, 2½ bathrooms, central air conditioning, a fireplace, and a garage ranging in size from 400 to 482 square feet of building area. The comparables sold in May and June 2024 for prices ranging from \$530,000 to \$615,000 or from \$234.00 to \$269.32 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$139,026 which would reflect a market value of approximately \$417,078 or \$164.98 per square foot of living area, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$232,314. The subject's assessment reflects a market value of \$697,012 or \$275.72 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.²

In support of its contention of the correct assessment the board of review submitted information on three comparable sales located from .44 to .93 of a mile from the subject. The comparables have sites ranging in size from 7,079 to 10,819 square feet of land area which are each improved with a two-story dwelling of frame exterior construction. The homes range in age from 20 to 73 years old and range in size from 2,450 to 3,060 square feet of living area. The comparables have unfinished basements, 3½ or 4½ bathrooms, central air conditioning, and a garage ranging in size from 440 to 576 square feet of building area. Two comparables each have two and five fireplaces, respectively. The comparables sold from April to June 2023 for prices ranging from \$745,000 to \$1,225,000 or from \$292.74 to \$400.33 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 eight comparable sales for the Board's consideration. The Board gives less weight to appellant's comparables #1 through #4 as well as board of review comparable #2, due to the ages of the dwellings ranging from 47 to 73 years old, as compared to the subject dwelling which is 21 years old.

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

The Board finds the best evidence of market value in the record consists of appellant's comparable #5 along with board of review comparables #1 and #3, which present varying degrees of similarity to the subject. Each of the best comparables are located from .44 to .93 of a mile from the subject. Nevertheless, these three dwellings range in age from 20 to 36 years old, necessitating adjustments to the comparables to make them more equivalent to the subject's age. Likewise, the dwellings differ in dwelling size, basement size, fireplace count, and/or garage capacity when compared to the subject necessitating additional adjustments to the comparables. Lastly, the subject has an inground swimming pool which was not an amenity set forth for any of the best comparables, indicating that upward adjustments to the three best comparables are necessary to account for this feature. The best comparables sold from April 2023 to May 2024 for prices ranging from \$613,000 to \$1,225,000 or from \$241.15 to \$400.33 per square foot of living area, including land. The subject's assessment reflects a market value of \$697,012 or \$275.72 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record.

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

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