



FINAL ADMINISTRATIVE DECISION ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: David Van Brunt
DOCKET NO.: 24-01579.001-R-1
PARCEL NO.: 11-16-419-028

The parties of record before the Property Tax Appeal Board are David Van Brunt, 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: \$78,521
IMPR.: \$256,396
TOTAL: \$334,917

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 3,114 square feet of living area. The dwelling was constructed in 2006 and is approximately 18 years old. Features of the home include an unfinished basement, 4½ bathrooms, central air conditioning, three fireplaces, and a 465 square foot garage. The property has a 5,223 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 four comparable sales located in the same neighborhood code as the subject. The comparables have sites ranging in size from 5,223 to 10,536 square feet of land area that are improved with two-story dwellings of frame exterior construction ranging in size from 2,689 to 3,338 square feet of living area. The dwellings range in age from 15 to 24 years old. The comparables have unfinished basements, 3½ to 5 bathrooms, central air

conditioning, one or two fireplaces, and a garage ranging in size from 400 to 859 square feet of building area. The comparables sold from June 2023 to May 2024 for prices ranging from \$835,000 to \$1,250,000 or from \$291.61 to \$374.48 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$268,815 which would reflect a market value of approximately \$806,445 or \$258.97 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 \$334,917. The subject's assessment reflects a market value of \$1,004,851 or \$322.69 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 which are the same properties as appellant's comparables #2, #4 and #3, respectively. Based on this evidence, which is identical to the appellant's details of these properties, 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 four comparable sales, three of which were common to both parties, to support their respective positions before the Property Tax Appeal Board. The parties' comparable sales, which includes the parties' common comparables, have varying degrees of similarity to the subject. Three of the comparables have larger lot sizes than the subject which necessitate downward adjustments to make them more similar to the subject. Each of the comparables are similar to the subject in location, design and exterior construction. The comparables necessitate adjustments for differences in age, dwelling size, basement size, fireplace count, and garage capacity when compared to the subject and in order to make the comparables more equivalent to the subject. The comparables sold from June 2023 to May 2024 for prices ranging from \$835,000 to \$1,250,000 or from \$291.61 to \$374.48 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,004,851 or \$322.69 per square foot of living area, including land, which falls within the range established by the comparable sales in this record.

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

After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. Based on this evidence, 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: _____

C E R T I F I C A T I O N

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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