



FINAL ADMINISTRATIVE DECISION ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Jimmy Valle
DOCKET NO.: 24-01588.001-R-1
PARCEL NO.: 11-27-202-008

The parties of record before the Property Tax Appeal Board are Jimmy Valle, 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:	\$83,296
IMPR.:	\$133,398
TOTAL:	\$216,694

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 3,010 square feet of living area. The dwelling was constructed in 1964 and is approximately 60 years old. Features of the home include a basement, central air conditioning, four bathrooms, two fireplaces, a garage with 504 square feet of building area and an 800 square foot inground swimming pool.¹ The property has an approximately 39,688 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 three comparable properties that have the same assessment neighborhood code as the subject and are located along the same street as the subject, two of

¹ The subject's property information printout submitted by the board of review disclosed the subject property has an inground swimming pool, which was not reported by nor was it refuted by the appellant.

which are either .16 or .25 of a mile from the subject property. The comparables have sites that range in size from approximately 36,044 to 41,274 square feet of land area. The comparables are improved with two-story dwellings of frame or frame and brick exterior construction ranging in size from 2,460 to 2,534 square feet of living area. The dwellings are each 58 years old. The comparables each have a basement, central air conditioning, two and one-half or three bathrooms, a fireplace and a garage ranging in size from 440 to 560 square feet of building area. The comparables sold from April to December 2022 for prices ranging from \$460,000 to \$550,000 or from \$186.99 to \$221.77 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$211,682, which would reflect a market value of \$635,110 or \$211.00 per square foot of living area, including land, when using 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 \$216,694. The subject's assessment reflects a market value of \$650,147 or \$216.00 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 information on three comparable properties that have the same assessment neighborhood code as the subject and are located from .16 to .25 of a mile from the subject property, two of which are also along the same street as the subject. The board of review's comparables #1 and #2 are the same properties as the appellant's comparables #2 and #3, respectively, which were previously described.³ The board of review's comparable #3 has a 40,136 square foot site that is improved with a two-story dwelling of frame and brick exterior construction containing 2,793 square feet of living area. The dwelling was built in 1975 and has a basement, central air conditioning, two and one-half bathrooms, a fireplace and a 550 square foot garage. This property sold in July 2021 for \$669,000 or \$239.53 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 four comparable sales for the Board's consideration, as two sales are common to both parties. The Board has given less weight to board of review comparable #3 due

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.

³ The board of review disclosed that comparable #2/appellant's comparable #3 sold in November 2022, which was not refuted by the appellant.

to its sale date occurring in 2021, less proximate in time to the lien date at issue than other sales in the record.

The Board finds the best evidence of market value to be the appellant's comparables, which includes the two common comparables. The Board finds these three comparables sold more proximate to the January 1, 2024 assessment date and are similar to the subject in location, site size, design, age and some features. However, each dwelling is from 16% to 18% smaller than the subject with a fewer number of bathrooms and each comparable lacks an inground swimming pool, a feature of the subject. These differences suggest upward adjustments for these differences would be required to make the comparables more equivalent to the subject. Nevertheless, these three comparables sold from April to November 2022 for prices ranging from \$460,000 to \$550,000 or from \$186.99 to \$221.77 per square foot of living area, including land. The subject's assessment reflects a market value of \$650,147 or \$216.00 per square foot of living area, including land, which falls above the range established by the best comparable sales in the record in terms of overall market value but within the range on a price per square foot of living area basis. The subject's higher overall value appears to be logical given the subject's larger dwelling size and superior features. After considering adjustments to the best comparables for differences from the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. Therefore, based on this record 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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