



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

APPELLANT: Thomas Hannon  
DOCKET NO.: 24-01740.001-R-1  
PARCEL NO.: 11-35-101-018

The parties of record before the Property Tax Appeal Board are Thomas Hannon, 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:** \$129,417  
**IMPR.:** \$152,038  
**TOTAL:** \$281,455

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 frame exterior construction with 3,259 square feet of living area. The dwelling was built in 1971. Features of the home include a basement, central air conditioning, three fireplaces and a garage with 536 square feet of building area. The property has an approximately 203,039 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. The comparables are located in the same assessment neighborhood code as the subject and within .79 of a mile from the subject property. The comparables have sites that range in size from 155,268 to 222,004 square feet of land area. The comparables are improved with 2-story dwellings of brick, frame or brick and frame exterior construction ranging in size from 3,149 to 4,459 square feet of living area. The dwellings were built from 1966 to 1978. Each comparable has a basement, central air conditioning, one or two fireplaces and a garage ranging in size from 540 to 988 square feet of

building area. Comparable #1 has an additional garage with 1,320 square feet of building area. The comparables sold from May 2022 to June 2024 for prices ranging from \$722,000 to \$950,000 or from \$201.81 to \$229.28 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 \$281,455. The subject's assessment reflects a market value of \$844,449 or \$259.11 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 a different assessment neighborhood as the subject and within 1.9 miles from the subject property. The comparables have sites ranging in size from 57,091 to 78,674 square feet of land area. The comparables are improved with 1-story or 2-story dwellings of brick or frame exterior construction ranging in size from 3,006 to 3,180 square feet of living area. The dwellings were built in 1974 or 1986. Each comparable has a basement, central air conditioning, one or two fireplaces and a garage ranging in size from 865 to 1,036 square feet of building area. The comparables sold from March 2022 to June 2025 for prices ranging from \$825,000 to \$1,555,000 or from \$274.45 to \$488.99 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 seven comparable sales for the Board's consideration. The Board finds that none of the comparable sales submitted are truly similar to the subject in age, dwelling size, lot size and location. Nevertheless, the Board has given less weight to appellant's comparables #2 and #3 along with board of review comparables #2 and #3 due to their more remote sale dates occurring in 2022, which is less proximate in time to the January 1, 2024 assessment date given other sales available in the record.

The Board finds the best evidence of market value to be appellant's comparables #1 and #4 along with board of review comparable #1. The Board finds that these comparables sold more proximate to the January 1, 2024 assessment date. These comparables sold from June 2023 to June 2024 for prices ranging from \$800,000 to \$950,000 or from \$203.67 to \$280.99 per square

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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.

foot of living area, including land. The subject's assessment reflects a market value of \$844,449 or \$259.11 per square foot of living area, including land falls within the range of the comparable sales in this record. Based on this record and after considering adjustments to the 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

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

APPELLANT

THOMAS HANNON, by attorney:  
Andrew J. Rukavina  
The Tax Appeal Company  
28643 North Sky Crest Drive  
Mundelein, IL 60060

COUNTY

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