



FINAL ADMINISTRATIVE DECISION ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Kyle Nelsen
DOCKET NO.: 24-01822.001-R-1
PARCEL NO.: 15-21-305-002

The parties of record before the Property Tax Appeal Board are Kyle Nelsen, 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:	\$45,995
IMPR.:	\$237,425
TOTAL:	\$283,420

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 3,576 square feet of living area. The dwelling was constructed in 2015 and is approximately 9 years old. Features of the home include a basement, 3½ bathrooms, central air conditioning, a fireplace, and a 742 square foot garage. The property has a 12,537 square foot site and is located in Buffalo Grove, Vernon 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, none of which are located in the same neighborhood code as the subject. The comparables are from .17 of a mile to 1.57-miles from the subject. The parcels range in size from 10,019 to 15,290 square feet of land area and are each improved with a two-story dwelling of frame or brick and frame exterior construction. The dwellings are 24 to 35 years old and range in size from 3,329 to 3,861 square feet of living area.

Each comparable has a basement, two of which have finished area. Features include 2½, 3 or 4 bathrooms, central air conditioning, and a garage ranging in size ranging from 651 to 692 square feet of building area. Four comparables have one or two fireplaces. The comparables sold from May to July 2024 for prices ranging from \$753,000 to \$895,000 or from \$221.34 to \$247.82 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduced total assessment of \$228,841 which reflects a market value of \$686,592 or \$192.00 per square foot of living area, including land, 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 \$283,420. The subject's assessment reflects a market value of \$850,345 or \$237.79 per square foot of living area, land included, when using 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, none of which are located in the same neighborhood code as the subject. The comparables are located within .81 of a mile from the subject. Board of review comparable #2 is the same property as appellant's comparable #5. The parcels range in size from 10,019 to 15,246 square feet of land area and are each improved with a two-story dwelling of frame or brick exterior construction. The dwellings range in age from 22 to 27 years old and range in size from 3,176 to 3,971 square feet of living area. Each comparable has a basement, two of which have finished area. Features include 2½ or 4 bathrooms, central air conditioning, and a garage ranging from 651 to 735 square feet of building area. Two comparables each have a fireplace. The comparables sold from April to August 2024 for prices ranging from \$821,000 to \$875,000 or from \$206.75 to \$275.50 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 suggested comparable sales, one of which is common to both parties, to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to the appellant's comparables #2 and #5 as well as board of

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 Sec. 1910.50(c)(1). Prior to the issuance of this decision, the Department of Revenue has yet to publish Table 3 with the figures for tax year 2024.

review comparables #1 and #2, one of which is common to both parties, due to their finished basement amenity, which is not a feature of the subject.

The Board finds the best market value evidence in the record consists of appellant's comparables #1, #3 and #4 along with board of review comparable #3, which are each relatively similar to the subject. Each of these best comparables necessitate adjustments for older ages when compared to the 9-year-old subject and adjustments for inferior bathroom count as compared to the subject. These best comparables sold from May to August 2024 for prices ranging from \$821,000 to \$895,000 or from \$206.75 to \$247.82 per square foot of living area, including land. The subject's assessment reflects a market value of \$850,345 or \$237.79 per square foot of living area, including land, which is within the range of the best comparable sales in this record both in terms of overall value and on a per-square-foot of living area basis, despite that the subject dwelling is significantly newer than each of these best comparables, has more bathrooms, and has a larger garage.

Based on this evidence and after considering appropriate adjustments to the best comparable sales in the record for differences from the subject to make the comparables more equivalent to the subject, the Board finds a reduction in the subject's assessment is not justified on grounds of overvaluation.

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

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

APPELLANT

Kyle Nelsen, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
40 Landover Parkway
Suite 3
Hawthorn Woods, IL 60047

COUNTY

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