



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

APPELLANT: Teresa Garvin  
DOCKET NO.: 24-01896.001-R-1  
PARCEL NO.: 13-24-401-018

The parties of record before the Property Tax Appeal Board are Teresa Garvin, the appellant; 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:** \$66,002  
**IMPR.:** \$226,962  
**TOTAL:** \$292,964

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 4,790 square feet of living area. The dwelling was constructed in 1992. Features of the home include a basement with finished area, central air conditioning, three fireplaces and a 788 square foot garage. The property has an approximately 115,941 square foot site and is located in North Barrington, Cuba 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 sales located within 0.92 of a mile from the subject property. One comparable has a 52,900 square foot site size.<sup>1</sup> The comparable sites are improved with 2-story dwellings of brick or brick and frame exterior construction ranging in size

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<sup>1</sup> The Board finds the site value of "1424000" depicted for appellant comparables #2 and #3 to be questionable. The appellant reported a site size which is the same value as the neighborhood code for these two properties and would equate to site size of more than 30-acres of land area for each comparable property.

from 4,278 to 6,198 square feet of living area. The dwellings were built from 1978 to 1997. Each comparable has a basement with finished area, central air conditioning, one to three fireplaces and a garage ranging in size from 792 to 1,099 square feet of building area. The properties sold from January 2022 to July 2024 for prices ranging from \$740,000 to \$911,050 or from \$146.99 to \$181.16 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$252,551 which reflects a market value of \$757,729 or \$158.19 per square foot of living area, land included, when applying 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 \$292,964. The subject's assessment reflects a market value of \$878,980 or \$183.50 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.<sup>2</sup>

In support of its contention of the correct assessment the board of review submitted information in two grid analyses on five comparable sales located from 0.27 of a mile to 1.96 miles from the subject property. The comparables have sites that range in size from 88,527 to 236,966 square feet of land area and are improved with 1.5-story or 2-story dwellings of frame, brick, or frame and brick exterior construction ranging in size from 3,463 to 5,414 square feet of living area. The homes were built from 1964 to 1999. Each comparable has a basement with finished area, central air conditioning, one to four fireplaces and a garage ranging in size from 616 to 916 square feet of building area. Comparable #3 has an inground swimming pool and hot tub amenities as disclosed the second grid analyses. The properties sold from January 2022 to August 2023 for prices ranging from \$743,000 to \$1,299,000 or from \$182.86 to \$266.13 per square foot of living area, land included.

The board of review, through Cuba Township, critiqued the appellant's comparables asserting they are a different style type than the subject property. The board of review contended its comparables #1 through #4 are all the same style type as the subject property. Based on this evidence, the board of review requested the subject's assessment be confirmed.

### **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 eight comparable sales for the Board's consideration. The Board gives less weight to appellant comparables #1 and #3 along with board of review comparables #1, #3

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<sup>2</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). Prior to the drafting of this decision, the Department of Revenue has yet to publish figures for tax year 2024.

and #4 which are less similar to the subject in location, age, design and/or dwelling size than other properties in the record.

The Board finds the best evidence of market value to be appellant comparable #2 and board of review comparables #2 and #5 which are more similar to the subject in location, age, design, dwelling size and some features. However, each of these sales occurred from 18 to 24 months prior to the January 1, 2024 assessment date at issue, suggesting adjustments to these property are necessary to account for any market difference from 2022 to 2024. These three comparables sold from January to July 2022 for prices ranging from \$740,000 to \$1,299,000 or from \$158.19 to \$266.13 per square foot of living area, including land. The subject's assessment reflects a market value of \$878,980 or \$183.50 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. After considering appropriate adjustments to the best comparables for differences from the subject, the Board finds the subject's assessment is justified and 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

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:

February 17, 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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APPELLANT

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COUNTY

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