



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

APPELLANT: Veronica Aragon
DOCKET NO.: 24-01910.001-R-1
PARCEL NO.: 08-20-209-037

The parties of record before the Property Tax Appeal Board are Veronica Aragon, the appellant, by attorney James Pollard, Attorney at Law in Lake Villa; and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **A Reduction** 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: \$13,253
IMPR.: \$77,747
TOTAL: \$91,000

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 vinyl exterior and frame construction with 2,112 square feet of living area.¹ The dwelling was constructed in 1925 and has a chronological age of approximately 99 years old. Features of the home include a basement with finished area, central air conditioning and a 637 square foot 2-car garage. The property has an approximately 8,578 square foot site and is located in Waukegan, Waukegan Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$273,000 as of January 1, 2024. The appraisal was prepared by R. Steven Kephart, a Certified Residential Real Estate Appraiser. The intended use of the report was to determine an estimated cash value

¹ The Board finds the best description of the subject's dwelling size was found in the appellant's appraisal which contains a more detailed sketch than the board of review's sketch contained in the subject's property record card.

for the subject property in support of an ad valorem real estate tax appeal. The appraiser opined the subject to be in good condition, noting the property received ongoing repair and maintenance resulting in an estimated effective age below its chronological age.

In estimating the market value of the subject property, the appraiser developed the sales comparison approach to value selecting six comparable sales located from 0.49 to 0.88 of a mile from the subject property. The comparables have sites ranging in size from 5,863 to 21,898 square feet of land area and are improved with 1.5-story or 2-story dwellings of average quality construction that range in size from 1,404 to 2,288 square feet of living area. The homes range in age from 68 to 123 years old and have condition ratings of "Good" or "Average." Each comparable has a basement, with four having finished area. Each dwelling has central air conditioning and a 2-car or a 4-car garage. Two homes each have one fireplace. The properties sold from February to November 2023 for prices ranging from \$231,000 to \$291,500 or from \$107.14 to \$168.09 per square foot of living area, land included.

After adjusting comparables #4 and #6 for sale or financing concessions, the appraiser adjusted the comparables for differences with the subject in site size, condition, room count, dwelling size, basement amenities and other features arriving at adjusted sale prices of the comparables ranging from \$258,700 to \$293,000 and an opinion of market value for the subject of \$273,000. Based on this evidence, the appellant requested the subject's assessment be reduced to reflect the appraised value when applying the statutory assessment level of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$104,049. The subject's assessment reflects a market value of \$312,178 or \$147.81² per square foot of living area, land included, when using the statutory level of assessment of 33.33%.³

In support of its contention of the correct assessment the board of review submitted information on three comparables located within approximately 1.01 miles from the subject property. Board of review comparable #2 is the same property as appraisal comparable #5. The comparables have sites that range in size from 9,722 to 19,098 square feet of land area and are improved with 1.5-story or 2-story dwellings of brick or wood siding exterior construction ranging in size from 1,971 to 2,072 square feet of living area. The homes range in age from 54 to 104 years old. Each comparable has a basement, with one having finished area. Each dwelling has a garage ranging in size from 418 to 520 square feet of building area. Two homes have central air conditioning⁴ and two comparables each have one fireplace. The comparables sold from May 2022 to October 2023 for prices ranging from \$260,000 to \$310,000 or from \$131.91 to \$150.05 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

² Based on the subject's dwelling size of 2,112 square feet of living area.

³ 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 2023.

⁴ Board of review comparable #2, also submitted by the appellant as appraisal comparable #5, is reported to have central air conditioning in the appellant's appraisal, which was not refuted by the board of review.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The appellant submitted an appraisal, and the board of review submitted three comparable sales, one of which was also selected by the appraiser, for the Board's consideration. The Board finds the board of review's raw comparable sales evidence does not overcome the appellant's appraisal evidence. Therefore, the Board finds the best evidence of market value to be the appraisal submitted by the appellant. The subject's assessment reflects a market value of \$312,178 or \$147.81 per square foot of living area, including land, which falls above the appraised value of \$273,000 and a reduction, commensurate with the request, is 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: _____

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

Veronica Aragon, by attorney:
James Pollard
Attorney at Law
P.O. Box 3
Lake Villa, IL 60046

COUNTY

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