



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

APPELLANT: Jeff Brierley
DOCKET NO.: 24-02039.001-R-2
PARCEL NO.: 13-12-401-009

The parties of record before the Property Tax Appeal Board are Jeff Brierley, 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: \$87,238
IMPR.: \$305,036
TOTAL: \$392,274

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 brick exterior construction with 4,773 square feet of living area. The dwelling was constructed in 2012 and is approximately 12 years old. Features of the home include a walkout basement, central air conditioning, two fireplaces and a 878 square foot garage.¹ The property has a 55,859 square foot site with golf course view 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 four comparable sales for a property with a different parcel identification number that is not the subject of this appeal. Nevertheless, the comparables are

¹ The Board finds the best description of the subject property was found in the property record card submitted by the board of review.

located within a different neighborhood code of the subject property. The comparables have sites that range in size from 6,765 to 18,499 square feet of land area and are improved with 2-story dwellings of frame exterior construction ranging in size from 2,398 to 2,869 square feet of living area. The dwellings were built from 1946 to 1975. Three comparables have a basement with two having finished area. Each dwelling has central air conditioning, one to two fireplaces and a garage ranging in size from 292 to 670 square feet of building area. The properties sold from February 2022 to January 2023 for prices ranging from \$360,000 to \$587,500 or from \$137.68 to \$229.36 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$161,816 which reflects a market value of \$485,497 or \$101.71 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 \$392,274. The subject's assessment reflects a market value of \$1,176,940 or \$246.58 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 five comparable sales located from .13 to .54 of a mile from the subject property. The comparables have sites that range in size from 26,153 to 64,243 square feet of land area and are improved with 2-story dwellings of brick or brick with frame exterior construction ranging in size from 3,995 to 5,071 square feet of living area. The homes were built from 1989 to 1994. Each comparable has a basement with finished area, two are lookout and one is a walkout. Each comparable also has central air conditioning, two to four fireplaces, and a garage ranging in size from 882 to 1,313 square feet of building area. Two comparables have inground pools and three sites have a golf course view. The properties sold from June 2023 to April 2024 for prices ranging from \$985,000 to \$1,900,000 or from \$261.29 to \$394.85 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

In rebuttal, the appellant attorney critiqued the board of review's comparables arguing the properties aren't valid comparables due to differences with the subject is dwelling size, site size, bathroom count, garage capacity, basement size, fireplace count and/or inground swimming pool amenity.

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

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.

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 nine comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables which are significantly different from the subject in age, dwelling size, site size, and overall features. The Board gives less weight to board of review comparables #2 and #4 which have inground swimming pools in contrast to the subject.

The Board finds the best evidence of market value to be the board of review's comparables #1, #3 and #5 which are more similar to the subject in age, location, design, dwelling size, and some other features. These comparables sold from September 2023 to April 2024 for prices ranging from \$985,000 to \$1,325,000 or from \$245.59 to \$261.29 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,176,940 or \$246.58 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 estimated market value as reflected by the assessment is supported 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



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:

April 21, 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

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