



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

APPELLANT: Eileen Campbell
DOCKET NO.: 24-02057.001-R-1
PARCEL NO.: 11-16-413-027

The parties of record before the Property Tax Appeal Board are Eileen Campbell, the appellant, by Ronald Kingsley, attorney-at-law 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 **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: \$87,247
IMPR.: \$14,743
TOTAL: \$101,990

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 is improved with a two-story dwelling of frame construction containing 1,494 square feet of living area. The dwelling was constructed in 1910 and is approximately 114 years old. Features of the property include a partial basement, central air conditioning, 1½ bathrooms, and a detached 2-car garage. The property has a 7,999 square foot site 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 an appraisal estimating the subject property had a market value of \$306,000 as of January 1, 2024. The appraisal was prepared by R. Steven Kephart, an Illinois Certified Residential Real Estate Appraiser. The purpose of the appraisal was to provide the appellant with a credible opinion of market value of the subject property to be used for a real estate tax

appeal. The fee simple property rights were appraised. The appraiser determined the highest and best use of the property is the property's present use as a residence.

The appraiser explained in the report that the subject is in average dated condition and explained the second floor has no flooring, just plywood. The appraiser further stated the subject is nearly a teardown as most of the street has newer construction in which older homes have been torn down and replaced with new construction.

The appraiser developed the sales comparison approach to value using five comparable sales improved with Cape Cod style or two-story style dwellings that range in size from 1,328 to 2,226 square feet of living area. The dwellings range in age from 94 to 154 years old. Each comparable has an unfinished basement, and 1½, 2 or 2½ bathrooms. One comparable has central air conditioning, and four comparables have either a 1-car, 2-car or a 3-car garage. These properties have sites ranging in size from 5,227 to 15,000 square feet of land area. The comparables are located in Libertyville from .10 to .27 of a mile from the subject property. The sales occurred from February 2023 to November 2023 for prices ranging from \$280,000 to \$410,000 or from \$129.38 to \$263.55 per square foot of living area land included. The appraiser adjusted the comparables for differences from the subject in condition, room count, gross living area, basement size, central air conditioning, garage size and porch/patio area to arrive at adjusted prices ranging from \$257,200 to \$324,400 and arrived at an estimated value for the subject property of \$306,000. The appellant requested the subject's assessment be reduced to \$101,990 to reflect the appraised value.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$129,467. The subject's assessment reflects a market value of \$388,440 or \$260.00 per square foot of living area, land included, when using 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 composed of one-story or two-story dwellings of frame construction that range in size from 1,200 to 1,834 square feet of living area. The homes were built from 1900 to 1927. Each comparable has a basement, central air conditioning, 1 or 2½ bathrooms, and a garage with either 280 or 342 square feet of building area. The comparables have sites with either 7,500 or 9,485 square feet of land area. These properties have the same assessment neighborhood code as the subject and are located from approximately .15 to .40 of a mile from the subject property. The sales occurred in July or November 2022 for prices ranging from \$325,000 to \$525,000 or from \$245.28 to \$295.83 per square foot of living area land included.

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

¹ Property Tax Appeal Board procedural rule section 1910.50(c)(1) provides that in all counties other than Cook, the three-year county wide assessment level as certified by the Illinois Department of Revenue (IDOR) will be considered. 86 Ill.Admin.Code §1910.50(c)(1). As of the development of this Final Administrative Decision, the IDOR has not published figures for tax year 2024.

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 Board finds the best evidence of market value to be the appraisal submitted by the appellant estimating the property had a market value of \$306,000 as of January 1, 2024. The appraiser developed the sales comparison approach to value using five comparable sales similar to the subject in location, style, age and features. The appraisal comparable sales sold proximate in time to the assessment date at issue for prices ranging from \$280,000 to \$410,000 or from \$129.38 to \$263.55 per square foot of living area land included. The appraiser made logical adjustments to the comparables for differences from the subject to arrive at adjusted prices ranging from \$257,200 to \$324,400, which adds credibility to the conclusion of value contained in the appraisal. The subject's assessment reflects a market value of \$388,440, which is above the appraised value. Less weight is given to the board of review comparable sales due to differences from the subject in style, size, and/or the dates of sale not being as proximate in time to the assessment date at issue as are the comparable sales contained in the appellant's appraisal. Based on this evidence the Board finds a reduction in the subject's assessment commensurate with the appellant's 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

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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