



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

APPELLANT: Wilbert Noronha
DOCKET NO.: 24-02072.001-R-1
PARCEL NO.: 16-10-104-016

The parties of record before the Property Tax Appeal Board are Wilbert Noronha, 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 **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: \$81,525
IMPR.: \$159,784
TOTAL: \$241,309

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 1-story dwelling of brick exterior construction with 3,221 square feet of living area. The dwelling was constructed in 1973 and is approximately 51 years old. Features of the home include a basement with finished area, central air conditioning, and a 2-car garage with 529 square feet of building area. The property has a 21,959 square foot site and is located in Lake Forest, Moraine 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 \$724,000 as of January 1, 2024. The appraisal was prepared by R. Steven Kephart, a certified residential real estate appraiser, for ad valorem tax purposes.

Under the sales comparison approach, the appraiser selected three comparable sales located from 0.20 of a mile to 1.23 miles from the subject. The parcels range in size from 11,252 to 47,472 square feet of land area and are improved with 1-story or 2-story homes ranging in size from 2,481 to 3,267 square feet of living area. The dwellings range in age from 47 to 70 years old. Each home has a basement with finished area, central air conditioning, and a 1-car or a 2-car garage. The comparables sold from March to August 2023 for prices ranging from \$640,000 to \$765,000 or from \$234.16 to \$280.50 per square foot of living area, including land. The appraiser adjusted sale #2 for sale or financing concessions and then adjusted the comparables for differences from the subject, such as site size, condition, dwelling size, and other features, to arrive at adjusted prices from \$703,900 to \$757,100. The appraiser concluded a value for the subject of \$724,000 as of January 1, 2024.

Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the appraised value conclusion.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$295,540. The subject's assessment reflects a market value of \$886,709 or \$275.29 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. Comparables #2 and #3 are the same as appraisal sales #2 and #1, respectively, described above. Comparable #1 is located 0.55 of a mile from the subject and has a 39,564 square foot site that is improved with a 1-story home with 2,694 square feet of living area. The dwelling is 63 years old and features central air conditioning and a 754 square foot garage. This comparable sold in January 2024 for a price of \$960,000 or \$356.35 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 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 for the Board's consideration. The Board finds the best evidence of market value to be the appraisal submitted by the appellant. The Board finds the appraiser selected comparables, two of which were also presented by the board of review, that are similar to the subject in dwelling size,

¹ Section 1910.50(c)(1) of the Board's procedural rules 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 § 1910.50(c)(1). As of the development of this Final Administrative decision, the Department of Revenue has not published figures for tax year 2024.

age, and features and sold proximate in time to the assessment date. The Board finds the appraiser made reasonable adjustments to the comparables. The Board gave less weight to the board of review's comparable #1, which sold for considerably more than the other sales in this record, suggesting this sale was an outlier. The subject's assessment reflects a market value of \$886,709 or \$275.29 per square foot of living area, including land, which is above the appraised value conclusion. The Board finds the subject property had a market value of \$724,000 as of the assessment date at issue. Based on this evidence the Board finds a reduction in the subject's assessment 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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