



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

APPELLANT: Roberto Montoya
DOCKET NO.: 24-02095.001-R-1
PARCEL NO.: 14-13-301-012

The parties of record before the Property Tax Appeal Board are Roberto Montoya, 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 **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: \$89,456
IMPR.: \$241,478
TOTAL: \$330,934

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 two-story dwelling of brick exterior construction with 4,729 square feet of living area. The dwelling was constructed in 2000 and is approximately 24 years old. Features of the home include a basement, central air conditioning, two fireplaces, a garage with 920 square feet of building area and an inground swimming pool.¹ The property has a 63,455 square foot site and is located in Long Grove, Ela Township, Lake County.

The appellant contends assessment inequity with respect to the improvement assessment as the basis of the appeal. In support of this argument, the appellant submitted information on nine equity comparables that have the same assessment neighborhood code as the subject and are located within .24 of a mile from the subject property, five of which are located within the same

¹ The subject's property record card provided by the board of review disclosed the subject has an 880 square foot inground swimming pool, which was not refuted by the appellant.

block as the subject and three of which are also along the same street as the subject. The comparables are improved with two-story dwellings of brick or brick and frame exterior construction ranging in size from 4,111 to 5,323 square feet of living area. The dwellings are from 25 to 35 years old. Each comparable has a basement, central air conditioning, from one to three fireplaces and a garage ranging in size from 598 to 1,103 square feet of building area. The comparables have improvement assessments that range from \$194,468 to \$248,364 or from \$46.51 to \$48.10 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$222,192 or \$46.98 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$330,934. The subject has an improvement assessment of \$241,478 or \$51.06 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on four equity comparables that have the same assessment neighborhood code as the subject and are located within .40 of a mile from the subject property, one of which is located within the same block as the subject and two comparables are also along the same street as the subject. The comparables are improved with two-story dwellings of frame, brick or brick and frame exterior construction ranging in size from 4,608 to 4,858 square feet of living area. The dwellings were built from 1994 to 2014. Each comparable has a basement, central air conditioning, from one to five fireplaces and a garage ranging in size from 1,083 to 1,450 square feet of building area. Three comparables each have an inground swimming pool. The comparables have improvement assessments that range from \$244,596 to \$257,664 or from \$52.57 to \$53.20 per square foot of living area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). 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 13 equity comparables for the Board's consideration. The Board has given less weight to the appellant's comparables and board of review comparable #4 due to their lack of an inground swimming pool, a feature of the subject and/or the dwellings are less similar in age, when compared to the subject. Additionally, the appellant's comparables #2, #4, #7 and #9 also differ from the subject in dwelling size.

The Board finds the best evidence of assessment equity to be board of review comparables #1, #2 and #3, which have inground swimming pools, like the subject and are similar to the subject in location, dwelling size, design, age and some features. The comparables have improvement

assessments that range from \$244,596 to \$257,664 or from \$52.57 to \$53.04 per square foot of living area. The subject property's improvement assessment of \$241,478 or \$51.06 per square foot of living area falls below the range established by the best comparables in the record. Based on this record and after considering adjustments to the best comparables for differences from the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed.

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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