



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

APPELLANT: Eduardo Benitez  
DOCKET NO.: 24-02359.001-R-1  
PARCEL NO.: 14-10-306-010

The parties of record before the Property Tax Appeal Board are Eduardo Benitez, 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:** \$36,527  
**IMPR.:** \$85,008  
**TOTAL:** \$121,535

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 split-level dwelling of vinyl siding exterior construction with 1,266 square feet of living area. The dwelling was built in 1976. Features of the home include a finished lower level, central air conditioning, and a 480 square foot garage. The property has a 16,640 square foot site and is located in Lake Zurich, Ela 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 \$331,000 as of January 1, 2024. The appraisal was prepared by R. Steven Kephart, a certified residential real estate appraiser, for an ad valorem tax appeal.

In estimating the market value of the subject property, the appraisers developed the sales comparison approach by examining six comparable sales located within .72 of a mile of the

subject. The comparables are improved with Ranch, Cape Cod, or two-story/traditional-style dwellings ranging in size from 1,092 to 1,967 square feet of living area. The dwellings range in age from 6 to 81 years old. Each comparable has central air conditioning, five comparables each have a basement with three having finished area, and five comparables each have either a one-car or two-car garage. Three comparables each have one or two fireplaces. The parcels range from 4,800 to 19,824 square feet of land area. The sales occurred from January to November 2023 for prices ranging from \$335,000 to \$355,000 or from \$170.31 to \$325.09 per square foot of living area, including land. Adjustments were applied for differences between the comparables and the subject property for dwelling size, site size, condition, bathroom count, and other features to arrive at adjusted prices ranging from \$309,100 to \$345,700. Based on this data, the appraiser arrived at a market value of \$331,000 or \$261.45 per square foot of living area, including land, as of January 1, 2024.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$121,535. The subject's assessment reflects a market value of \$364,641 or \$288.03 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.<sup>1</sup>

In support of its contention of the correct assessment the board of review submitted information on three comparable sales located within the subject's assessment neighborhood and within .73 of a mile of the subject. The comparables consist of split-level dwellings of frame exterior construction ranging in size from 1,060 to 1,430 square feet of living area. The dwellings were built from 1934 to 1971. Each dwelling has central air conditioning, a finished lower level, and a garage ranging in size from 529 to 551 square feet of building area. One comparable has a fireplace. The parcels range in size from 8,540 to 11,448 square feet of land area. The comparables sold from April 2022 to August 2023 for prices ranging from \$140,000 to \$375,000 or from \$122.81 to \$292.45 per square foot of living area, including land. The board of review also submitted a memorandum arguing that the appraisal comparables differ from the subject in age, design, condition, and features. 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board gives less weight to the appraisal submitted by the appellant, which relied on the sales of six homes of dissimilar one-story, two-story, or Cape Cod styles in relation to the subject's

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<sup>1</sup> 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 §1910.50(c)(1). Prior to the drafting of this decision, the Department of Revenue has yet to publish figures for tax year 2024.

split-level design. Further, the appraiser did not consider other sales, which were presented by the board of review, of similar split-level homes proximate in location to the subject. The Board also gives reduced weight to the board of review's comparable #2, which appears to be an outlier based on its much lower sale price compared to the other sales in the record.

The Board finds the best evidence of market value to be the board of review's comparables #1 and #3, which are similar to the subject in design, location, dwelling size, and features. These most similar comparables sold in April 2022 and August 2023 for prices of \$310,000 and \$375,000 or \$262.24 and \$292.45 per square foot of living area, including land. The subject's assessment reflects a market value of \$364,641 or \$288.03 per square foot of living area, including land, which is bracketed by the two best comparable sales in this record. Based on this evidence and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds a reduction in the subject's assessment is not 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: March 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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