



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

APPELLANT: Laura Lichtman
DOCKET NO.: 24-02465.001-R-1
PARCEL NO.: 15-28-103-021

The parties of record before the Property Tax Appeal Board are Laura Lichtman, the appellant; 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: \$43,647
IMPR.: \$123,323
TOTAL: \$166,970

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 wood siding exterior construction with 1,409 square feet of above ground living area.¹ The dwelling was constructed in 1987 and is approximately 17 years old. Features of the home include a finished lower level, a partial basement with finished area, central air conditioning, a fireplace and a 420 square foot basement garage. The property has a 9,583 square foot site and is located in Buffalo Grove, Vernon Township, Lake County.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on four equity comparables that have the same assessment neighborhood code and are located within .52 of a mile from the subject property, one of which is also along the same street as the subject. The

¹ The Board finds the best description of the subject is found in the subject's property information printout provided by both parties.

comparables are improved with split-level dwellings of frame exterior construction, each containing 1,409 square feet of above ground living area. The dwellings are from 17 to 19 years old. According to the property information printouts, the comparables each have a finished lower level and a partial basement, three of which have finished area. Each comparable has central air conditioning, a fireplace and a 420 square foot garage. The comparables have improvement assessments ranging from \$99,779 to \$118,860 or from \$70.82 to \$84.36 per square foot of above ground living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$109,381 or \$77.63 per square foot of above ground living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$166,970. The subject property has an improvement assessment of \$123,323 or \$87.53 per square foot of above ground living area.

In support of its contention of the correct assessment, the board of review submitted information on five equity comparables that have the same assessment neighborhood code as the subject and are located within .53 of a mile from the subject property. The comparables are improved with split-level dwellings of frame exterior construction, each containing 1,409 square feet of above ground living area. The dwellings were built in 1987 or 1988. The board of review reported that the comparables each have a basement with finished area, central air conditioning and a garage with 420 square feet of building area. Three comparables each have a fireplace and one comparable has a shed. The comparables have improvement assessments ranging from \$123,369 to \$124,472 or from \$87.56 to \$88.34 per square foot of above ground living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 information on nine comparables for the Board's consideration. The Board has given less weight to the appellant's comparable #1, which appears to be an outlier due to its considerably lower improvement assessment of \$99,799 or \$70.82 per square foot of above ground living area in relation to the other comparables in the record.

The Board finds the best evidence of assessment equity to be the appellant's comparables #2, #3 and #4, along with the five comparables submitted by the board of review, which are similar to the subject in location and similar, if not identical, to the subject dwelling in size and age. The comparables have other features with varying degrees of similarity when compared to the subject, suggesting adjustments would be required to make the comparables more equivalent to the subject. Nevertheless, the comparables have improvement assessments that range from

\$109,117 to \$124,472 or from \$77.44 to \$88.34 per square foot of above ground living area. The subject's improvement assessment of \$123,323 or \$87.53 per square foot of above ground living area falls within the range established by the best comparables in this record both in terms of total improvement assessment and on a per square foot of living area basis. 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.

The constitutional provision for uniformity of taxation and valuation does not require mathematical equality. A practical uniformity, rather than an absolute one, is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill.2d 395 (1960). Although the comparables presented by the parties disclosed that properties located in the same area are not assessed at identical levels, all that the constitution requires is a practical uniformity, which appears to exist on the basis of the evidence presented.

Based on this record, 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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