



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

APPELLANT: SCI Shared Resources, LLC
DOCKET NO.: 24-02677.001-C-2
PARCEL NO.: 07-21-200-054

The parties of record before the Property Tax Appeal Board are SCI Shared Resources, LLC, the appellant, by attorney Jabari Jackson, of O'Keefe Lyons & Hynes, LLC in Chicago; 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: \$141,783
IMPR.: \$215,756
TOTAL: \$357,539

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 one-story brick and concrete block funeral home with 5,320 square feet of gross building area.¹ The building was constructed in 1986 and is 38 years old. Features of the building include a concrete slab foundation, central air conditioning, a basement with finished area, and a one-car garage. The property has a 102,322 square foot site, a ln dot building ratio of 19.23:1, and is located in Gurnee, Warren 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 \$560,000 as of January 1, 2023. The appraisal was prepared by Edward Kling, a certified general

¹ The Board finds the evidence presented by the board of review, which contains a detailed property sketch, to be the best evidence in the record of the subject's building size.

appraiser, and Arshad Jaffery, an associate real estate trainee appraiser, for an ad valorem tax appeal.

In estimating the market value of the subject property, the appraisers developed the sales comparison and cost approaches to value. Under the cost approach, the appraisers estimated the subject had a site value of \$410,000. The appraisers estimated the replacement cost new of the improvements to be \$815,413. The appraisers estimated physical depreciation to be \$652,330 resulting in a depreciated improvement value of \$163,083. Adding the various components, the appraisers estimated the subject property had an estimated market value of \$640,000 under the cost approach to value.

Under the sales comparison approach, the appraisers examined four comparable sales located in Villa Park, Joliet, Frankfort, and Rock Island. The comparables are improved with one-story or two-story funeral home buildings ranging in size from 3,000 to 10,236 square feet of gross building area. The buildings range in age from 19 to 177 years old. The parcels range in size from 7,278 to 118,919 square feet of land area and have land to building ratios from 1.21:1 to 14.46:1. The sales occurred from July 2018 to November 2020 for prices ranging from \$400,000 to \$872,850 or from \$60.81 to \$133.33 per square foot of gross building area, including land. Adjustments were applied for differences between the comparables and the subject property for location, site size, building size, quality of construction, and age/condition to arrive at a market value of \$560,000 as of January 1, 2023 under the sale comparison approach.

In reconciliation, the appraisers gave most weight to the sales comparison approach. The appellant requested the subject's assessment be reduced 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 \$357,539. The subject's assessment reflects a market value of \$1,075,724 or \$201.64 per square foot of gross building area, land included, when using the statutory level of assessment of 33.33%.²

In support of its contention of the correct assessment the board of review submitted information on six comparable sales located within Villa Park, Glendale Heights, Arlington Heights, Park Ridge, Elmhurst, and Chicago. The comparables are improved with funeral home buildings or ranging in size from 6,033 to 9,996 square feet of gross building area. The comparables range in age from 30 to 80 years old. The comparables have parcels ranging in size from 7,279 to 80,250 and have land to building ratios from 1.21:1 to 9.38:1. The comparables sold from November 2020 to July 2025 for prices ranging from \$750,000 to \$2,202,000 or from \$100.67 to \$355.31 per square foot of gross building area, including land. The board of review also submitted a memorandum in which it argued that the appraisal sales are located outside the subject's market area and occurred less proximate to the assessment date at issue. Based on this evidence, the board of review requested confirmation of the subject's assessment.

² 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.

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 appellant submitted an appraisal and the board of review submitted four comparable sales for the Board's consideration. The Board gives less weight to the appraisal submitted by the appellant, which relied on sales occurring from July 2018 to November 2020 while more recent sales were presented by the board of review. The Board also gives reduced weight to the board of review's comparable #1, which sold less proximate to the assessment date at issue.

The Board finds the best evidence of market value to be the remaining comparables submitted by the board of review, which sold most proximate to the assessment date at issue and have varying degrees of similarity to the subject, suggesting adjustments would be necessary to make them more equivalent to the subject. These most similar comparables sold from June 2022 to July 2025 for prices ranging from \$750,000 to \$2,202,000 or from \$100.67 to \$355.31 per square foot of gross building area, including land. The subject's assessment reflects a market value of \$1,075,724 or \$201.64 per square foot of gross building area, including land, which is within the range established by the 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:

April 21, 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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