FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Jessica Pierce
DOCKET NO.: 25-00999.001-R-1
PARCEL NO.: 11-08-301-006

The parties of record before the Property Tax Appeal Board are Jessica Pierce, the appellant, by attorney Andrew J. Rukavina of The Tax Appeal Company in Mundelein; 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:	$95,318
IMPR.:	$252,129
TOTAL:	$347,447

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 2025 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 frame and brick exterior construction with 3,464 square feet of living area. The dwelling was built in 1994. Features of the property include a basement, central air conditioning, one fireplace and a garage with 760 square feet of building area. The property has an approximately 16,050 square foot site and is located in Libertyville, Libertyville Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on three comparable sales that have the same assessment neighborhood code as the subject and are located within approximately .29 of a mile from the subject property. The comparables have sites that range in size from 14,948 to 17,372 square feet of land area. The comparables are improved with two-story dwellings of brick, frame or frame and brick exterior construction ranging in size from 3,108 to 3,908 square feet of living area. The

dwellings were built in 1992 or 1993. Each comparable has a basement with finished area, central air conditioning, one or two fireplaces and a garage ranging in size from 651 to 713 square feet of building area. The comparables sold from May 2024 to July 2025 for prices ranging from $876,000 to $1,060,000 or from $271.24 to $293.49 per square foot of living area, including land.

Based on this evidence, the appellant requested the subject's total assessment be reduced to $325,410, which would reflect a market value of $976,328 or $281.85 per square foot of living area, including land, when using the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of $347,447. The subject's assessment reflects a market value of $1,042,445 or $300.94 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.

In support of its contention of the correct assessment, the board of review submitted information on three comparable sales that have the same assessment neighborhood as the subject and are located within approximately .40 of a mile from the subject property. The comparables have sites ranging in size from 15,584 to 21,290 square feet of land area. The comparables are improved with two-story dwellings of brick or frame and brick exterior construction ranging in size from 3,393 to 3,928 square feet of living area. The dwellings were built from 1996 to 2002. Each comparable has a basement, central air conditioning, one or two fireplaces and a garage ranging in size from 620 to 728 square feet of building area. The comparables sold in July 2024 or May 2025 for prices ranging from $1,150,000 to $1,310,000 or from $333.50 to $352.32 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted a total of six comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparables #1 and #3, as well as board of review comparable #3 which are less similar to the subject dwelling in size, than other comparables in the record.

The Board finds the best evidence of market value to be the appellant's comparable #2, along with board of review comparables #1 and #2. The Board finds these three comparables are overall most similar to the subject in location, dwelling size, design, age and some features. These most similar comparables sold from June 2024 to May 2025 for prices ranging from $970,000 to $1,268,000 or from $293.49 to $352.32 per square foot of living area, including

land. The subject's assessment reflects a market value of $1,042,445 or $300.94 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record. Based on this record 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 warranted.

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:

C E R T I F I C A T I O N

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: October 20, 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 9-215 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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