



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

APPELLANT: Michael & Stephanie Cobb
DOCKET NO.: 25-01005.001-R-1
PARCEL NO.: 11-22-206-009

The parties of record before the Property Tax Appeal Board are Michael & Stephanie Cobb, the appellants, 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: \$85,013
IMPR.: \$195,203
TOTAL: \$280,216

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 2-story dwelling of frame and brick exterior construction with 3,328 square feet of living area. The dwelling was constructed in 1999 and is approximately 26 years old. Features of the home include a basement, central air conditioning, a fireplace and a 740 square foot garage. The property has an approximately 31,419 square foot site and is located in Libertyville, Libertyville Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on four comparable sales located within .43 of a mile of the subject property. The comparables have sites that range in size from 21,983 to 36,251 square feet of land area and are improved with 2-story dwellings of frame or frame and brick exterior construction ranging in size from 3,547 to 5,676 square feet of living area. The dwellings were built from 1997 to 2005. Each comparable has a basement, central air conditioning, from one to

four fireplaces and a garage ranging in size from 756 to 927 square feet of building area. The properties sold from March 2023 to June 2025 for prices ranging from \$875,000 to \$1,395,000 or from \$222.84 to \$246.69 per square foot of living area, land included. Based on this evidence, the appellants requested the subject's total assessment be reduced to \$253,812 which reflects a market value of \$761,512 or \$228.82 per square foot of living area, land included, when applying 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 \$280,216. The subject's assessment reflects a market value of \$840,732 or \$252.62 per square foot of living area, land included, when using 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 located within .43 of a mile of the subject property. The comparables have sites that range in size from 23,391 to 36,251 square feet of land area and are improved with 2-story dwellings of frame and brick exterior construction ranging in size from 3,547 to 3,829 square feet of living area. The homes were built from 1989 to 1999. Each comparable has a basement, central air conditioning, one or two fireplaces and a garage ranging in size from 765 to 883 square feet of building area. The properties sold from March 2023 to June 2025 for prices ranging from \$875,000 to \$1,040,000 or from \$246.69 to \$286.19 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

In rebuttal, the appellants stated that the assessor's comparables #1 and #2 have more baths, larger garages and finished basements and the assessor's comparable #3 is entirely updated, has a finished basement, more fireplaces and a larger garage.

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 seven comparable sales for the Board's consideration. The Board gives less weight to the appellants' comparables #2 and #3 which are less similar to the subject in dwelling size. The Board also gives less weight to the appellants' comparable #4 and the board of review's comparables #1 and #2 which sold less proximate to the assessment date of January 1, 2025 than other properties in the record.

The Board finds the best evidence of market value to be the appellants' comparable #1 and the board of review's comparable #3 which are more similar to the subject in location, dwelling size and sold proximate to the assessment date of January 1, 2025. These comparables sold in December 2024 and June 2025 for prices of \$915,000 and \$1,040,000 or \$222.84 and \$286.19 per square foot of living area, including land. The subject's assessment reflects a market value of

\$840,732 or \$252.62 per square foot of living area, including land, which falls below the two best comparable sales in this record on an overall market value basis and within on a per square foot basis. After considering appropriate adjustments to the two best comparables for differences from the subject, the Board finds the subject's assessment is justified and 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: _____

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: _____

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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