FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Vincent Arpino
DOCKET NO.: 25-01309.001-R-1
PARCEL NO.: 11-27-105-013

The parties of record before the Property Tax Appeal Board are Vincent Arpino, the appellant, by Ronald Kingsley, attorney-at-law 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:	$56,555
IMPR.:	$166,956
TOTAL:	$223,511

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 is improved with a two-story dwelling of brick and frame construction containing 3,249 square feet of living area. The dwelling was constructed in 1978 and is approximately 47 years old. Features of the property include a 1,643 square foot basement, central air conditioning, two fireplaces, 3½ bathrooms and an attached garage with 660 square feet of building area. The property has a 13,768 square foot site located in Libertyville, Libertyville Township, Lake County.

The appellant contends inequity regarding the improvement assessment as the basis of the appeal. In support of this argument the appellant submitted information on nine equity comparables improved with two-story dwellings of frame or a combination of frame and brick exterior construction that range in size from 3,090 to 3,342 square feet of living area. The homes are 42 to 49 years old. The comparables have basements with 884 to 1,804 square feet of

basement area. Each property has central air conditioning, one or two fireplaces and a garage ranging in size from 483 to 572 square feet of building area. The comparables have 2½, 3 or 3½ bathrooms. The comparables have the same neighborhood code as the subject property and are located from .11 to .22 of a mile from the subject property. These properties have improvement assessments that range from $148,796 to $172,339 or from $46.33 to $53.21 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to $162,970.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of $223,511. The subject property has an improvement assessment of $166,956 or $51.39 per square foot of living area. In support of its contention of the correct assessment the board of review submitted a copy of the Lake County Township Assessors Property Information sheet for the subject property and information on five equity comparables. The comparables are improved with two-story dwellings of frame and brick exterior construction that range in size from 2,641 to 2,874 square feet of living area. The homes were constructed from 1978 to 1985. Each comparable has a basement, central air conditioning, one fireplace, 2½ bathrooms, and a garage ranging in size from 483 to 567 square feet of building area. The comparables have the same neighborhood code as the subject property and are located from .057 to .163 of a mile from the subject property. These properties have improvement assessments that range from $135,975 to $148,131 or from $51.49 to $51.80 per square foot of living area.

Conclusion of Law

The appellant 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 fourteen equity comparables similar to the subject in location and improved with homes similar to the subject dwelling in age and style. The Board gives less weight to the comparables submitted by the board of review due to differences from the subject in dwelling size. The Board finds the best evidence of assessment equity to be the appellant's comparables that are most similar to the subject in dwelling size. The appellant's comparables have varying degrees of similarity to the subject in features and would require adjustments to make them more equivalent to the subject property. All but appellant's comparable #6 have ½ or 1 less bathroom than the subject and would require upward adjustments to make them more equivalent to the subject for this difference. All but appellant's comparable #9 have 1 less fireplace than the subject and would require upward adjustments to make the properties more equivalent to the subject for this dissimilarity. Each of the appellant's comparables has a smaller garage than the subject and would need an upward adjustment for this difference. These comparables have improvement assessments that range from $148,796 to $172,339 or from $46.33 to $53.21 per square foot of living area. The subject's improvement assessment of $166,956 or $51.39 per square foot of living area falls within the range established

by the best comparables in this record. Based on this record, after considering the appropriate adjustments to the best comparables for differences from the subject property, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and 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:

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: November 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 9-215 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Vincent Arpino, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
40 Landover Parkway
Suite 3
Hawthorn Woods, IL 60047

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085