FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Joseph Thuluvath
DOCKET NO.: 25-01312.001-R-1
PARCEL NO.: 11-29-201-054

The parties of record before the Property Tax Appeal Board are Joseph Thuluvath, 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:	$62,291
IMPR.:	$194,360
TOTAL:	$256,651

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 exterior construction that contains 3,311 square feet of living area. The dwelling was constructed in 2001 and is approximately 24 years old. Features of the property include a 1,823 square foot basement, central air conditioning, 4½ bathrooms and an attached garage with 623 square feet of building area. The property has a 10,548 square foot site located in Vernon Hills, 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 brick and frame exterior construction that range in size from 3,198 to 3,451 square feet of living are and are approximately 24 or 25 years old. The comparables have basements with from 1,643 to 1,842

square feet of basement area. Each comparable has central air conditioning and a garage ranging in size from 430 to 623 square feet of building area. The comparables have 2½, 3 or 3½ bathrooms. Five comparables each have one fireplace. These properties have the same neighborhood code as the subject property. Their improvement assessments range from $178,149 to $197,235 or from $54.66 to $58.07 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to $191,061.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of $256,651. The subject property has an improvement assessment of $194,360 or $58.70 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 four equity comparables. The comparables are improved with two-story dwellings of brick and frame exterior construction that range in size from 3,087 to 3,321 square feet of living area and were built in 2001 or 2002. The comparables have basements with 1,578 to 1,823 square feet of basement area, central air conditioning, one fireplace and a garage with either 623 or 625 square feet of building area. The comparables have 2½, 3 or 3½ bathrooms. These properties have the same neighborhood code as the subject property and are located within .124 of a mile from the subject property. Their improvement assessments range from $181,435 to $201,189 or from $58.51 to $60.58 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 thirteen equity comparables similar to the subject in location, age, style and size. These properties have varying degrees of similarity to the subject in features and would require adjustments to make them more equivalent to the subject property. Each comparable has 1, 1½ or 2 fewer bathrooms than the subject and would require upward adjustments to make the comparables more equivalent to the subject for this difference. Appellant's comparables #4 and #7 have significantly smaller garages than the subject suggesting upward adjustments to the comparables for this difference would be appropriate. Conversely, nine of the comparables each have one fireplace, unlike the subject property, necessitating downward adjustments. The comparables submitted by both parties have improvement assessments that range from $178,149 to $201,189 or from $54.66 to $60.58 per square foot of living area. The subject's improvement assessment of $194,360 or $58.70 per square foot of living area falls within the range established by the comparables in this record.

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 all assessed at identical levels, all that the constitution requires is a practical uniformity which exists based on the evidence in this record.

Based on this record, after considering the appropriate adjustments to the comparables, 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

Joseph Thuluvath, 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