FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Philip Vandervere
DOCKET NO.: 25-01343.001-R-1
PARCEL NO.: 04-10-317-016

The parties of record before the Property Tax Appeal Board are Philip Vandervere, the appellant, by Arden Edelcup, attorney-at-law of Tax Appeals Lake County in Lake Zurich, and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds ***A Reduction*** 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:	$8,967
IMPR.:	$39,928
TOTAL:	$48,895

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 one-story dwelling of wood siding exterior construction containing 1,470 square feet of living area. The dwelling was constructed in 1964 and is approximately 61 years old. Features of the property include a full basement, central air conditioning, two bathrooms and a detached garage with 576 square feet of building area. The property has an 11,100 square foot site located in Winthrop Harbor, Benton Township, Lake County.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted evidence disclosing the subject property was purchased on January 29, 2024, for a price of $146,700. The appellant completed Section IV – Recent Sale Data of the appeal disclosing the seller was Lakeview Loan Servicing, LLC and the parties to the transaction were not related. The appellant further indicated the property was sold by auction through

IllinoisForeclosureList.com and was advertised for sale for 90 days through the internet. The appellant also indicated the property sold as the result of a foreclosure action. To document the transaction the appellant submitted a copy of the settlement statement dated January 29, 2024, and the listing on IllinoisForeclosureList.com. Based on this evidence, the appellant requested the subject's total assessment be reduced to $48,895 to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of $53,588. The subject's assessment reflects a market value of $160,780 when using the statutory level of assessment of 33 1/3%. The board of review also submitted a copy of the subject's property record card.

In support of its contention of the correct assessment the board of review submitted a written statement explaining that the subject property sold on January 10, 2024, for a price of $146,700 and the board of review lowered the subject's 2024 assessment to reflect the purchase price. The board of review further explained the subject's 2025 assessment is equal to the 2024 purchase price plus the application of the 2025 township equalization factor applied to all residential properties in Benton Township. The board of review requested no change in the 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the best evidence of market value to be the purchase of the subject property in January 2024 for a price of $146,700. The appellant completed Section IV - Recent Sale Data of the appeal disclosing the parties to the transaction were not related, the property was sold through an auction, and the property had been advertised on the open market on the internet for 90 days. In further support of the transaction the appellant submitted a copy of the settlement statement and the internet listing. The Board finds the purchase price is below the market value reflected by the assessment. The Board finds the board of review did not present any evidence to challenge the arm's length nature of the transaction. The board of review indicated that it had used the purchase price to reduce the subject's 2024 assessment, but the assessment was increased in 2025 by the application of a township equalization factor. The Board finds, however, the board of review did not provide any market evidence in the form of comparable sales to support the subject's 2025 total assessment or to demonstrate the January 2024 purchase price of the subject property was not reflective of the property's fair cash value as of the assessment date at issue. Based on this record the Board finds a reduction in the subject's assessment commensurate with the appellant's request is appropriate.

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

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