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

APPELLANT: Matthew Albertini
DOCKET NO.: 25-01411.001-R-1
PARCEL NO.: 15-29-405-019

The parties of record before the Property Tax Appeal Board are Matthew Albertini, the appellant, by attorney Ronald Kingsley, 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 ***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:** | $45,260 |
| **IMPR.:** | $115,423 |
| **TOTAL:** | $160,683 |

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 2-story dwelling of frame exterior construction with 2,103 square feet of living area. The dwelling was constructed in 1978 and is approximately 47 years old. Features of the home include a basement with finished area, 2½ bathrooms, central air conditioning, a fireplace and a 462 square foot garage. The property has an approximately 12,160 square foot site and is located in Buffalo Grove, Vernon Township, Lake County.

The appellant contends assessment inequity, with respect to the improvement assessment, as the basis of the appeal. In support of this argument, the appellant submitted information on nine equity comparables located in the same assessment neighborhood code and within .53 of a mile of the subject. The comparables are improved with 2-story dwellings of frame exterior construction ranging in size from 2,048 to 2,153 square feet of living area. The homes range in age from 46 to 51 years old. Each comparable has a basement with finished area, 2½ or 4

bathrooms, central air conditioning, and a garage with 440 or 462 square feet of building area. Five comparables each have a fireplace. The comparables have improvement assessments ranging from $107,191 to $122,689 or from $49.88 to $58.43 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to $115,423 or $54.88 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of $191,977. The subject has an improvement assessment of $146,717 or $69.77 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on four equity comparables located in the same assessment neighborhood code and within .43 of a mile of the subject property. The comparables are improved with 2-story dwellings of frame exterior construction ranging in size from 1,746 to 1,893 square feet of living area. The homes were built in 1978 or 1979. Each comparable has a basement, with two having finished area. Each comparable has 2½ or 3½ bathrooms, central air conditioning and a garage ranging in size from 420 to 462 square feet of building area. One comparable has a fireplace. The comparables have improvement assessments ranging from $122,597 to $132,279 or from $69.88 to $70.28 per square foot of living area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

## 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 a reduction in the subject's assessment is warranted. .

The parties submitted thirteen equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparable #4 and the board of review's comparables which are less similar to the subject in bathroom count and/or dwelling size.

The Board finds the best evidence of assessment equity to be the appellant's comparables #1, #2, #3 and #5 through #9 which are more similar to the subject in location, age, design, dwelling size and other features. These comparables have improvement assessments that range from $107,191 to $122,689 or from $49.88 to $58.43 per square foot of living area. The subject's improvement assessment of $146,717 or $69.77 per square foot of living area falls above the range established by the best comparables in this record. After considering appropriate adjustments to the best comparables for differences from the subject, the Board finds the appellant demonstrated with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment, commensurate with the appellant's request, is 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

Matthew Albertini, 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