FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Dennis Ryan
DOCKET NO.: 25-01481.001-R-1
PARCEL NO.: 11-27-204-006

The parties of record before the Property Tax Appeal Board are Dennis Ryan, the appellant, by attorney Arden Edelcup 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 ***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:	$103,494
IMPR.:	$164,206
TOTAL:	$267,700

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 two-story dwelling of brick and frame exterior construction with 3,187 square feet of living area. The dwelling was constructed in 1967. Features of the property include a basement, central air conditioning, 2½ bathrooms, a fireplace, a 529 square foot attached garage, a 592 square foot detached garage and an 870 square foot inground swimming pool.[1] The property has an approximately 114,405 square foot site and is located in Libertyville, Libertyville Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable properties that have the same assessment neighborhood code as the subject. The comparables are located along the same street and within

[1] The subject's property record card submitted by the board of review depicted the sizes of the subject's two garages and inground swimming pool, which were not refuted by the appellant in rebuttal.

approximately .31 of a mile from the subject property. The comparables have sites that range in size from 36,044 to 81,171 square feet of land area and are improved with two-story dwellings of brick, frame or brick and frame exterior construction ranging in size from 2,460 to 3,649 square feet of living area. The dwellings were built from 1966 to 1974. The comparables each have a basement, central air conditioning, 2½ or 3 bathrooms, a fireplace and a garage ranging in size from 440 to 728 square feet of building area. The comparables sold from October 2022 to December 2024 for prices ranging from $460,000 to $920,000 or from $186.99 to $252.12 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's total assessment be reduced to $242,779, which would reflect a market value of $728,410 or $228.56 per square foot of living area, including land, when using 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 $267,700. The subject's assessment reflects a market value of $803,180 or $252.02 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 two comparable properties that have the same assessment neighborhood code as the subject. The comparables are located along the same street as the subject and within approximately .18 of a mile from the subject property. These two comparables are the same properties as the appellant's comparables #1 and #2, respectively, which were previously described. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In rebuttal, the appellant submitted a property information print out for parcel 11-27-204-002 (board of review comparable #2 which is also the appellant's comparable #2) depicting the dwelling has an effective year built of 1999.

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 four comparable sales for the Board's consideration, as two sales were common to both parties. The Board has given less weight to the appellant's comparables #3 and #4, which have sale dates that occurred in 2022, less proximate to the lien date at issue than other sales in the record.

The Board finds the best evidence of market value to be the parties' two common comparables, which sold more proximate to the lien date at issue and are similar to the subject in location, design, age and some features. However, the Board finds both comparables have substantially smaller site sizes, lack an inground swimming pool and also lack an additional garage, when compared to the subject, suggesting upward adjustments would be required to make comparables

more equivalent to the subject. Conversely, the appellant's comparable #2/board of review comparable #2 has a larger dwelling size and a newer effective age, when compared to the subject, suggesting downward adjustments for these differences would be necessary. Nevertheless, these two comparables sold in November and December 2024 for prices of $639,000 and $920,000 or $202.60 and $252.12 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of $803,180 or $252.02 per square foot of living area, including land, which is bracketed by the two best comparable sales in the record. Based on this record and after considering adjustments to the best comparables for differences from the subject, the Board finds 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

Dennis Ryan, by attorney:
Arden Edelcup
Tax Appeals Lake County
830 West IL Route 22
Suite 286
Lake Zurich, IL 60047

COUNTY

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