FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Joseph R. & Kristen N. O'Brien
DOCKET NO.: 25-01710.001-R-1
PARCEL NO.: 16-08-301-012

The parties of record before the Property Tax Appeal Board are Joseph R. & Kristen N. O'Brien, the appellants, by Andrew J. Rukavina, attorney-at-law of The Tax Appeal Company in Mundelein, 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:	$190,305
IMPR.:	$391,854
TOTAL:	$582,159

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 is improved with a two-story dwelling of brick exterior construction containing 6,772 square feet of living area. The dwelling was constructed in 1988 and is approximately 37 years old. Features of the property include a full basement with 3,000 square feet of finished area, central air conditioning, two fireplaces, 5½ bathrooms, and an attached garage with 1,068 square feet of building area. The property has a 57,935 square foot site located in Lake Forest, Wauconda Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on three comparable sales improved with two-story dwellings of brick exterior construction that range in size from 5,301 to 6,888 square feet of living area. The homes were built from 1988 to 1995. The comparables have full basements with comparables #1 and #2 having 2,296 and 2,203 square feet of finished basement area,

respectively. Each property has central air conditioning, two to four fireplaces, a garage ranging in size from 985 to 1,521 square feet of building area and 5, 5½ or 8 bathrooms. These properties have sites with 60,550 to 67,080 square feet of land. The comparables have the same neighborhood code as the subject and are located from approximately .14 to .20 of a mile from the subject property. The sales occurred from April 2022 to July 2023 for prices ranging from $1,240,000 to $1,395,000 or from $202.53 to $249.24 per square foot of living area, including land. The appellants also indicated the subject property was purchased in April 2022 for a price of $1,640,000. The appellants requested the subject's total assessment be reduced to $527,983.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of $582,159. The subject's assessment reflects a market value of $1,746,652 or $257.92 per square foot of living area, land included, when using the statutory level of assessment of 33 1/3%.

In support of its contention of the correct assessment the board of review submitted a copy of the subject's property record card and information on four comparable sales. The subject's property record card disclosed the subject dwelling was built in 1988, was remodeled in 2012 and has an effect construction date of 2000, which would indicate an effective age of 25 years old.

With respect to the board of review comparable sales, comparables #3 and #4 are duplicates of appellants' comparable sales #1 and #2, respectively. The comparables are improved with 1.75-story or 2-story dwellings of brick exterior construction that range in size from 5,301 to 6,145 square feet of living area. The dwellings are from 30 to 38 years old. Each property has a full basement with from 1,428 to 2,332 square feet of finished area, central air conditioning, two or four fireplaces, a garage ranging in size from 840 to 1,753 square feet of building area and 5, 5½, 6 or 7 bathrooms. Comparable #2 also has an in-ground swimming pool. These comparables have sites ranging in size from 60,113 to 67,082 square feet of land. The comparables have the same neighborhood code as the subject property and are located from .19 to .35 of a mile from the subject property. The sales occurred from May 2023 to July 2025 for prices ranging from $1,240,000 to $2,250,000 or from $233.92 to $384.88 per square foot of living area, including land. The board of review also indicated that the subject property was purchased in April 2022 for a price of $1,640,000.

The appellants' counsel submitted rebuttal comments critiquing the comparables submitted by the board of review and also acknowledged board of review comparables #3 and #4 were submitted by the appellants as well.

Conclusion of Law

The appellants contend 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 appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted information on five comparable sales to support their respective positions with two comparables being duplicates. Both of the parties also reported the subject property sold in April 2022 for a price of $1,640,000, however, less weight is given the subject's purchase price as the sale occurred approximately 32 months prior to the assessment date at issue, not as proximate in time to the assessment date as the best sales in this record. The Board gives less weight to appellants' comparable #3 as this property also sold in April 2022 and not as proximate in time to the assessment as the best sales in this record as well as the fact the property lacks finished basement area, a feature of the subject property, diminishing the property's similarity to the subject property. The four remaining comparables, which includes the duplicate comparables submitted by the parties, are smaller than the subject dwelling, have smaller basements than the subject and have less finished basement area than the subject indicating upward adjustments to the comparables would be appropriate to make them more equivalent to the subject for these differences. Additionally, the record disclosed the subject dwelling had been remodeled and has an effect construction date of 2000 resulting in an effective age of 25-years-old, which is younger than the age of the comparables, indicating upward adjustments to the comparables for age may be appropriate. Conversely, two comparables have ½ or 1½ more bathrooms than the subject, three comparables each have two more fireplaces than the subject, one comparable has a significantly larger garage than the subject, and one comparable has an in-ground swimming pool, unlike the subject, necessitating downward adjustments to the comparables to make them more equivalent to the subject for these dissimilarities. These comparables sold from May 2023 to July 2025 for prices ranging from $1,240,000 to $2,250,000 or from $233.92 to $384.88 per square foot of living area, including land. Board of review comparable #1 is most similar to the subject in size and sold nearest in time to the assessment date for a price of $2,082,000 or $338.81 per square foot of living area, including land. The subject's assessment reflects a market value of $1,746,652 or $257.92 per square foot of living area, including land, which is within the range established by the best comparable sales in this record and is below the price of the comparable most like the subject in dwelling size and sold nearest in time to the assessment date at issue. Based on this evidence, after considering the appropriate adjustments to the best comparables, the Board finds the subject's assessment reflects the property's fair cash value 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

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