FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Velma Echols
DOCKET NO.: 25-01722.001-R-1
PARCEL NO.: 15-15-303-093

The parties of record before the Property Tax Appeal Board are Velma Echols, 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 ***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:	$40,681
IMPR.:	$132,969
TOTAL:	$173,650

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 frame construction containing 2,481 square feet of living area. The dwelling was constructed in 2003 and is approximately 22 years old. Features of the property include a 1,048 square foot basement with 786 square feet of finished area, central air conditioning, one fireplace, 3½ bathrooms and an attached garage with 420 square feet of building area. The property is in Lincolnshire, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales composed of one-story dwellings of frame construction that range in size from 2,297 to 2,846 square feet of living area. Each dwelling is 23 years old. Each property has a basement with 1,048 or 1,054 square feet of basement area with comparable #3 having 786 square feet of finished basement area. Each

property has central air conditioning, one fireplace, 2½ bathrooms and a garage with 420 square feet of building area. Each comparable has the same neighborhood code as the subject property and is located along the same street as the subject. The sales occurred from September 2023 to June 2024 for prices of $465,000 and $515,000 or from $163.39 to $207.58 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to $166,210.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of $179,883. The subject's assessment reflects a market value of $539,703 or $217.53 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 Lake County Township Assessors Property Information sheet for the subject property and information on two comparable sales with comparable #1 being the same property as appellant's comparable sale #3.[1] The comparables are improved with one-story dwellings of frame construction each with 2,481 square feet of living area and built in 2003 and 2004. Each property has a 1,048 square foot basement with 786 square feet of finished area, central air conditioning, one fireplace, 2½ bathrooms and a 420 square foot garage. Each property has the same neighborhood code as the subject and is located along the same street as the subject property. The sales occurred in June and July 2024 for prices of $510,000 and $532,000 or $205.56 and $214.43 per square foot of living area, including land, respectively.

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 evidence in the record supports a reduction in the subject's assessment.

The parties submitted information on five comparable sales to support their respective positions with one comparable being the same property albeit the appellant and the board of review reported different purchase prices for the property. Each comparable has one less bathroom than the subject and appellant's comparables #1 and #2 have unfinished basements, unlike the subject property, indicating upward adjustments to the comparables would be appropriate to make the comparables more equivalent to the subject for these differences. The comparables sold for prices ranging from $465,000 to $532,000 or from $163.39 to $214.43 per square foot of living area, land included. Appellant's comparable #3 and board of review comparables #1 and #2 sold nearest in time to the assessment dates for prices ranging from $510,000 to $532,000 or from $205.56 to $214.43 per square foot of living area, including land. The subject's assessment

[1] The parties reported different sales prices for the common comparable with the appellant indicating the property sold for $515,000 while the board of review indicated the property sold $510,000. The appellant's submission included an additional grid analysis not contained on the Property Tax Appeal Board prescribed form for her comparables in which the common comparable was reported to have sold for $510,000.

reflects a market value of $539,703 or $217.53 per square foot of living area, including land, which is above the range established by the comparable sales in this record. Based on this evidence the Board finds a reduction in the subject's assessment 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

Velma Echols, 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