FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: David Greenberg
DOCKET NO.: 25-01784.001-R-2
PARCEL NO.: 11-21-101-009

The parties of record before the Property Tax Appeal Board are David Greenberg, 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 ***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:	$108,816
IMPR.:	$227,166
TOTAL:	$335,982

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 frame exterior construction with 2,891 square feet of living area. The dwelling was constructed in 2007 and is 18 years old. Features of the home include a basement, central air conditioning, a fireplace, and a 484 square foot garage. The property has a 5,967 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 five comparable sales located from .91 of a mile to 1.56 miles from the subject. The comparables consist of two-story dwellings of frame or frame and brick exterior construction ranging in size from 2,890 to 3,383 square feet of living area. The homes are 27 to 48 years old. Each dwelling has a basement foundation, central air conditioning, a fireplace, and a garage ranging in size from 460 to 736 square feet of building area. The

parcels range in size from 10,652 to 20,666 square feet of land area. The comparables sold from February 2024 to May 2025 for prices ranging from $630,000 to $710,000 or from $188.28 to $227.07 per square foot of living area, including land. Based on this evidence, the appellant requested a reduced assessment of $227,403, for an estimated market value of $682,277 or $236.00 per square foot of living area, including land, when applying 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 $335,982. The subject's assessment reflects a market value of $1,008,047 or $348.68 per square foot of living area, land included, when using the 33.33% statutory level of assessment.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales located within the subject's assessment neighborhood and within .36 of a mile of the subject. The comparables consist of two-story dwellings of frame or brick exterior construction ranging in size from 2,949 to 3,930 square feet of living area. The dwellings were built from 1900 to 2003. Each dwelling has a basement foundation, one to five fireplaces, and a garage ranging in size from 576 to 720 square feet of building area. Two comparables have central air conditioning. The parcels range in size from 7,079 to 11,256 square feet of land area. The comparables sold from June 2023 to July 2025 for prices ranging from $1,200,000 to $1,430,000 or from $363.87 to $406.92 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted a total of eight comparable sales to support their respective positions before the Property Tax Appeal Board. The Board finds the parties' comparables are not truly similar to the subject due to differences in age, location, and dwelling size. Nevertheless, the Board gives less weight to the appellant's comparables #1, #3, and #4, which differ from the subject in dwelling size. The Board also gives reduced weight to the board of review's comparables #1 and #2, which sold less proximate to the January 1, 2025 assessment date at issue. The Board finds the parties' three remaining comparables sold proximate to the assessment date and are similar to the subject in design, dwelling size, and most features, with varying degrees of similarity to the subject in age and location. These most similar comparables sold for prices ranging from $643,000 to $1,200,000 or from $222.49 to $406.92 per square foot of living area, including land. The subject's assessment reflects a market value of $1,008,047 or $348.68 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Based on this evidence and after considering adjustments to the best comparables for differences when compared to 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

David Greenberg, 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