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

APPELLANT: Matthew Happ
DOCKET NO.: 25-01785.001-R-2
PARCEL NO.: 11-21-222-027

The parties of record before the Property Tax Appeal Board are Matthew Happ, 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:** | $79,480 |
| **IMPR.:** | $241,066 |
| **TOTAL:** | $320,546 |

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 3,053 square feet of living area. The dwelling was constructed in 2014 and is 11 years old. Features of the home include a basement, central air conditioning, a fireplace, and a 484 square foot garage. The property has a 7,252 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 .17 of a mile to 1.41 miles from the subject. The comparables consist of two-story dwellings of brick, frame, or brick and frame exterior construction ranging in size from 2,874 to 3,649 square feet of living area. The homes are 41 to 96 years old. Each dwelling has a basement foundation, central air conditioning, one or two fireplaces, and a garage ranging in size from 483 to 888 square feet of

building area. The parcels range in size from 10,395 to 80,000 square feet of land area. The comparables sold from May 2024 to April 2025 for prices ranging from $643,000 to $1,155,000 or from $222.49 to $373.42 per square foot of living area, including land. Based on this evidence, the appellant requested a reduced assessment of $216,741, for an estimated market value of $650,288 or $213.00 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 $320,546. The subject's assessment reflects a market value of $961,734 or $315.01 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 .18 of a mile of the subject. The comparables consist of two-story dwellings of frame or brick and frame exterior construction ranging in size from 2,620 to 2,866 square feet of living area. The dwellings were built from 1969 to 2019. Each dwelling has a basement foundation, central air conditioning, one or two fireplaces, and a garage ranging in size from 440 to 574 square feet of building area. The parcels range in size from 8,013 to 9,100 square feet of land area. The comparables sold from July 2023 to February 2025 for prices ranging from $860,000 to $1,100,000 or from $320.42 to $383.81 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 gives less weight to the comparables submitted by the appellant, as well as the board of review's comparable #1, which differ from the subject in age, location, dwelling size, and/or site size. The Board finds the two remaining comparables presented by the board of review are similar to the subject in age, location, dwelling size, and features. These most similar comparables sold for prices of $860,000 and $880,000 or $320.42 and $335.88 per square foot of living area, including land. The subject's assessment reflects a market value of $961,734 or $315.01 per square foot of living area, including land, which is above the two the best comparable sales in this record overall and below them on a per-square-foot basis. The Board finds the subject's higher assessment logical given the subject's larger dwelling in relation to the two best comparables. 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

Matthew Happ, 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