



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

APPELLANT: Timothy Lowery
DOCKET NO.: 25-01983.001-R-1
PARCEL NO.: 13-21-301-019

The parties of record before the Property Tax Appeal Board are Timothy Lowery, 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: \$41,690
IMPR.: \$214,677
TOTAL: \$256,367

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 2-story dwelling of brick exterior construction with 3,677 square feet of living area. The dwelling was constructed in 2003 and is approximately 22 years old. Features of the home include a basement and an 825 square foot garage. The property has a 41,630 square foot site and is located in Lake Barrington, Cuba Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on eight comparable sales located within the same assessment neighborhood code as the subject, one of which is on the same street as the subject and seven of which are from 1.35 to 3.94 miles from the subject. The parcels range in size from 39,500 to 63,990 square feet of land area and are improved with 2-story homes ranging in size from 3,071 to 4,295 square feet of living area. The dwellings are from 34 to 50 years old. Each home has a basement, six with finished area, and a garage ranging in size from 572 to 988 square feet of

building area. The comparables sold from February 2024 to July 2025 for prices ranging from \$510,000 to \$810,000 or from \$162.78 to \$240.41 per square foot of living area, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$256,367. The subject's assessment reflects a market value of \$769,178 or \$209.19 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 four comparable sales located within the same assessment neighborhood code as the subject, on the same street as the subject, and from 0.06 to 0.28 of a mile from the subject. Comparable #3 is the same sale as the appellant's comparable #3. The parcels range in size from 43,527 to 52,843 square feet of land area and are improved with 2-story homes ranging in size from 2,990 to 4,274 square feet of living area. The dwellings were built from 1988 to 1990. Each home has a basement, three with finished area, and a garage ranging in size from 610 to 799 square feet of building area. The comparables sold from April 2023 to May 2025 for prices ranging from \$770,000 to \$923,000 or from \$181.33 to \$257.53 per square foot of living area, including land.

The board of review submitted a letter from the township assessor's office contending that the board of review's comparables are homes of the same style as the subject and on the same street as the subject. It was contended that the appellant's comparables #1 through #4 differ from the subject in age and other features and/or were estate sales, which were argued to be unqualified. No documentation of these sales was submitted. Based on this evidence the board of review requested the subject's assessment be sustained.

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 record contains a total of eleven comparable sales, with one common sale, for the Board's consideration. The Board gives less weight to the appellant's comparables #1, #2, #4, #5, #6, and #8, which are located more than three miles from the subject and/or are much older homes than the subject. The Board gives less weight to the board of review's comparable #1, which sold less proximate in time to the assessment date than the other sales in this record, and to the board of review's comparable #4, which is a substantially smaller home than the subject.

The Board finds the best evidence of market value to be the appellant's comparable #3/board of review's comparable #3, the appellant's comparable #7, and the board of review's comparable #2, which sold more proximate in time to the assessment date and are more similar to the subject in dwelling size, age, location, site size, and some features. These most similar comparables sold for prices ranging from \$775,000 to \$923,000 or from \$181.33 to \$216.62 per square foot of living area, including land. The subject's assessment reflects a market value of \$769,178 or

\$209.19 per square foot of living area, including land, which is below the range established by the best comparable sales in terms of total market value and within the range on a per square foot basis. Based on this evidence and after considering appropriate 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: _____

CERTIFICATION

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: _____

October 20, 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

Timothy Lowery, 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