



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

APPELLANT: Kevin Letto  
DOCKET NO.: 21-01073.001-R-1  
PARCEL NO.: 13-10-202-009

The parties of record before the Property Tax Appeal Board are Kevin Letto, the appellant, by attorney Eric Feldman, of Eric Feldman & Assoc. P.C. in Chicago; 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:** \$44,483  
**IMPR.:** \$222,189  
**TOTAL:** \$266,672

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 2021 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 brick and wood siding exterior construction with 4,138 square feet of living area. The dwelling was constructed in 2018. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 947 square foot garage. The property has an approximately 53,730 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 two comparable sales located within 0.30 of a mile from the subject property.<sup>1</sup> The comparables have sites with 47,980 or 54,520 square feet of land area and are improved with two-story dwellings of stone or stone and wood siding exterior construction

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<sup>1</sup> The appellant's grid analysis contained only two comparable sales with descriptive property characteristics for analysis by the PTAB. Appellant's comparable #4 has been renumbered as its comparable #2.

that have 4,663 or 5,039 square feet of living area. The dwellings were built in 2016 or 2018. Each comparable has a basement with one having finished area. Both dwellings have central air conditioning and an 816 or 855 square foot garage. Comparable #2 has a fireplace. The properties sold in October and December 2020 for prices of \$730,000 and \$880,000 or for \$156.55 and \$176.28 per square foot of living area, land included, respectively. Based on this evidence, the appellant requested the subject's total assessment be reduced.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$266,672. The subject's assessment reflects a market value of \$802,021 or \$193.82 per square foot of living area, land included, when using the 2021 three-year average median level of assessment for Lake County of 33.25% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on five comparable sales located from 0.08 of a mile to 1.45 miles from the subject property and also located in the same assessment neighborhood code as the subject property. Board of review comparable #4 is the same property as the appellant's comparable #2. The comparables have sites that range in size from 40,220 to 66,210 square feet of land area and are improved with one-story or two-story dwellings<sup>2</sup> of stone, stone and wood siding or brick and wood siding exterior construction ranging in size from 3,596 to 5,039 square feet of living area. The homes were built from 2014 to 2017. Each comparable has a basement with three having finished area. Each dwelling has central air conditioning, one fireplace and a garage ranging in size from 717 to 905 square feet of building area. The properties sold from October 2020 to July 2021 for prices ranging from \$747,500 to \$880,000 or from \$174.64 to \$227.47 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

### **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 six comparable sales for the Board's consideration, as one property was common to both parties. The Board gives less weight to appellant comparable #2 and board of review comparables #1, #2, and #4, including the common property, which are less similar to the subject in dwelling size and/or have a finished basement in contrast with the subject's unfinished basement.

The Board finds the best evidence of market value to be appellant comparable #1 along with board of review comparables #3 and #5 which are more similar to the subject in age, design,

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<sup>2</sup> Board of review comparable #1 has ground floor area of 1,996 square feet with above ground area of 4,188 square feet, suggesting this is a part two-story dwelling.

dwelling size and other features. These comparables sold from December 2020 to July 2021 for prices ranging from \$730,000 to \$818,000 or from \$156.55 to \$227.47 per square foot of living area, including land. The subject's assessment reflects a market value of \$802,021 or \$193.82 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. After considering appropriate adjustments to the comparables for differences from the subject, the Board finds the subject's assessment is justified and a reduction in the subject's assessment is not warranted.

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:

September 19, 2023



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 9-125 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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