



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

APPELLANT: Dennis Ryan  
DOCKET NO.: 21-01230.001-R-1  
PARCEL NO.: 11-27-204-006

The parties of record before the Property Tax Appeal Board are Dennis Ryan, the appellant, by attorney Gregory Riggs, of Tax Appeals Lake County in Lake Zurich, 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:** \$86,706  
**IMPR.:** \$109,914  
**TOTAL:** \$196,620

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 frame exterior construction with 3,187 square feet of living area. The dwelling was constructed in 1967. Features of the home include an unfinished basement, central air conditioning, a fireplace, a 529 square foot attached garage, a 592 square foot detached garage and an 870 square foot inground swimming pool. The property has an approximately 2.63-acre or 114,560 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 three comparable sales located within 0.28 of a mile from the subject and in the same assessment neighborhood code as the subject property. The comparables have sites that range in size from 40,127 to 81,179 square feet of land area and are improved with two-story dwellings of brick and frame exterior construction. The homes range in size from

2,932 to 4,220 square feet of living area and were built in either 1966 or 1968, with comparables #1 and #3 having reported effective ages of 1970 and 1972, respectively. Each comparable has an unfinished basement, central air conditioning, one to three fireplaces and an attached garage ranging in size from 462 to 648 square feet of building area. The properties sold from June 2019 to April 2020 for prices ranging from \$458,250 to \$542,000 or from \$128.44 to \$156.29 per square foot of living area, land included.

Based on this evidence, the appellant requested the subject's assessment be reduced to \$160,317 which reflects a market value of \$480,999 or \$150.93 per square foot of living area, land included, 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 \$196,620. The subject's assessment reflects a market value of \$591,338 or \$185.55 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 four comparable sales located within .29 of a mile from the subject property and within the same assessment neighborhood code as the subject. The comparables have sites that range in size from 39,640 to 46,610 square feet of land area and are improved with two-story dwellings of brick or wood siding exterior construction. The homes range in size from 2,702 to 3,010 square feet of living area and were built from 1964 to 1977. Each comparable has an unfinished basement, central air conditioning, one or two fireplaces and a garage ranging in size from 441 to 550 square feet of building area. Comparable #3 has an inground swimming pool. The properties sold from August 2020 to July 2021 for prices ranging from \$549,900 to \$669,000 or from \$189.36 to \$239.53 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 parties submitted seven comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparable #1 which differs substantially from the subject in dwelling size and appellant's comparable #3 which sold in 2019, a date more remote to the lien date of January 1, 2021, than other sales in the record.

The Board finds the remaining comparables in the record reflect the best evidence of market value as they are similar to the subject in location, age, dwelling size, foundation and some features, although the subject has a much larger site and significantly more total garage area than each of these best comparables. The Board finds the best evidence of market value to be appellant's comparable sale #2 and the board of review comparable sales which sold from March 2020 to July 2021 for prices ranging from \$505,000 to \$669,000 or from \$145.20 to \$239.53 per square foot of living area, including land. The subject's assessment reflects a market value of \$591,338 or \$185.55 per square foot of living area, including land, which is within the range established by the best comparable sales in this record both in terms of overall value and on a per-square-foot basis. Given the subject's larger site size, inground swimming pool (that is an amenity only of board of review comparable #3) and more garage area than any of these best comparables, on this record the Board finds the subject property is not overvalued based on its assessment. In conclusion, 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 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

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Dennis Ryan, by attorney:  
Gregory Riggs  
Tax Appeals Lake County  
830 West IL Route 22  
Suite 286  
Lake Zurich, IL 60047

COUNTY

Lake County Board of Review  
Lake County Courthouse  
18 North County Street, 7th Floor  
Waukegan, IL 60085