



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

APPELLANT: Brett Soloway  
DOCKET NO.: 23-01482.001-R-2  
PARCEL NO.: 16-20-101-029

The parties of record before the Property Tax Appeal Board are Brett Soloway, 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:** \$204,214  
**IMPR.:** \$560,347  
**TOTAL:** \$764,561

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 2023 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 exterior construction with 6,427 square feet of living area. The dwelling was constructed in 2017 and is approximately 6 years old. Features of the home include a full unfinished basement, 4½ bathrooms, central air conditioning, two fireplaces and a 1,196 square foot garage. The property has a 162,043 square foot or 3.72-acre site and is located in Bannockburn, West Deerfield Township, Lake County.

The appellant contends overvaluation as the basis of the appeal and in a brief, the appellant reported there were no like-kind sales in the subject's neighborhood. In support of the market value argument, the appellant submitted information on three comparable sales located from .86 of a mile to 2.07-miles from the subject. The comparable parcels range in size from 33,106 to 71,003 square feet of land area which are each improved with a two-story dwelling ranging in age from 30 to 41 years old. The comparables range in size from 5,708 to 5,904 square feet of

living area. Each dwelling has an unfinished basement, 3½ or 5½ bathrooms, central air conditioning, a fireplace and a garage ranging in size from 704 to 792 per square foot of building area. The comparables sold from May 2021 to May 2023 for prices ranging from \$955,000 to \$2,050,000 or from \$161.75 to \$354.98 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 \$764,561. The subject's assessment reflects a market value of \$2,293,912 or \$356.92 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.<sup>1</sup>

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales, none of which are located in the same neighborhood code as the subject and are located from .40 of a mile to 1.64-miles from the subject. Board of review comparable #1 is the same property as appellant's comparable #3. The comparable parcels range in size from 33,600 to 78,844 square feet of land area and are improved with either a one-story or a two-story dwelling of brick exterior construction. The homes range in age from 8 to 40 years old and range in size from 3,595 to 7,472 square feet of living area. Each dwelling has a full or partial basement, three of which have finished area, 3½ to 7½ bathrooms, central air conditioning, one to five fireplaces, and a garage ranging in size from 792 to 1,508 square feet of building area. The comparables sold from April 2021 to April 2023 for prices ranging from \$1,375,000 to \$3,550,000 or from \$335.77 to \$475.11 per square foot of living area, including land.

### **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 six suggested comparable sales, one of which is common to the parties, to support their respective positions before the Property Tax Appeal Board. While none of the comparables are particularly similar to the subject property, the Board has given reduced weight to board of review comparable #2, which differs in story height when compared to the subject and also appears to be an outlier as its sale price is significantly higher than other sales in the record. The Board has also given reduced weight to board of review comparable #3 due to its significantly smaller dwelling size that is approximately 56% smaller than the subject dwelling.

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<sup>1</sup> Procedural rule Sec. 1910.50(c)(1) provides that in all counties other than Cook, the three-year county wide assessment level as certified by the Department of Revenue will be considered. 86 Ill.Admin.Code Sec. 1910.50(c)(1). Prior to the issuance of this decision, the Department of Revenue has yet to publish Table 3 with the figures for tax year 2023.

On this limited record, the Board finds the best evidence of market value to be the appellant's comparable sales and board of review comparable sales #1 and #4, which includes the parties' common comparable. Each of these homes are smaller and older than the subject dwelling necessitating adjustments to make them more equivalent to the subject. Additional adjustments are also necessary to account for finished basements, bathroom count, fireplace count, and garage size as compared to the subject. These best comparables sold for prices ranging from \$955,000 to \$2,050,000 or from \$161.75 to \$354.98 per square foot of living area, including land. The subject's assessment reflects a market value of \$2,293,912 or \$356.92 per square foot of living area, including land, which is above the range established by the best comparable sales in this record but is logical given that the subject is multiple years newer and somewhat larger than each of the 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: \_\_\_\_\_

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:

November 19, 2024



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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