



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

APPELLANT: Thomas Neumann  
DOCKET NO.: 23-01972.001-R-2  
PARCEL NO.: 16-17-203-004

The parties of record before the Property Tax Appeal Board are Thomas Neumann, 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:** \$189,281  
**IMPR.:** \$603,483  
**TOTAL:** \$792,764

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 2-story dwelling of brick exterior construction with 7,284 square feet of living area.<sup>1</sup> The dwelling was constructed in 2006 and is approximately 17 years old. Features of the home include a basement, central air conditioning, five full bathrooms, one half bathroom, a fireplace and a four-car garage containing 960 square feet of building area. The property has a site containing 61,420 square feet of land area and is located in Lake Forest, West Deerfield Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal of the subject property with an estimated market value of

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<sup>1</sup> The parties differ as to the size of the subject dwelling. The Board finds the best description of the subject's dwelling size is found in the subject's property record card provided by the board of review, which was not refuted by the appellant.

\$1,716,000 as of January 1, 2023. The appraisal was prepared by R. Steven Kephart, a State of Illinois Certified Residential Real Estate Appraiser. The property rights appraised were fee simple and the purpose of the appraisal was for an ad valorem assessment appeal. The appraiser described the subject as being in average condition and has had ongoing repair and maintenance. The appraiser noted that there are areas of the home that were not finished during construction, i.e. painting, trim and doors are unfinished and are raw wood. One bathroom has no water to the vanity and no faucets.

In estimating the market value, the appraiser developed the sales comparison approach to value. The appraiser utilized six comparable sales located from 1.10 to 2.18 miles from the subject property. The comparables have sites ranging in size from 43,124 to 87,120 square feet of land area and are improved with 2-story or 3-story traditional, contemporary, French or English style dwellings ranging in size from 5,557 to 7,079 square feet of living area. The dwellings range in age from 20 to 33 years old. Each comparable has a basement with finished area, central air conditioning, three to six full bathrooms, one or two half bathrooms, three to six fireplaces and either a three-car or a four-car garage. The comparables sold from January to October 2022 for prices ranging from \$1,510,000 to \$2,100,000 or from \$238.27 to \$302.59 per square foot of living area, including land. The appraiser applied adjustments to the comparables for differences when compared to the subject in site size, condition, bathroom count, gross living area, basement area, basement finish, and other features to arrive at adjusted prices ranging from \$1,542,475 to \$1,936,850. Based on the adjusted sale prices, the appraiser estimated the subject had a market value of \$1,716,000 as of January 1, 2023.

Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the appraised value.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$792,764. The subject's assessment reflects a market value of \$2,378,530 or \$326.54 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.<sup>2</sup>

In support of its contention of the correct assessment of the subject property, the board of review submitted information on two comparable sales that have the same assessment neighborhood code as the subject and are located from .15 of a mile to 1.96 miles from the subject property. The comparables have sites containing 50,530 and 79,279 square feet of land area and are improved with 1.75-story or 2-story dwellings of brick exterior construction with 7,400 and 7,770 square feet of living area, respectively. The dwellings are 21 or 22 years old. Each comparable has a basement, central air conditioning, six full bathrooms, five or six fireplaces and an 816 or 1,175 square foot garage. Comparable #2 has an inground swimming pool. The comparables sold in April and May 2023 for prices of \$2,900,000 and \$3,100,000 or for \$391.89 and \$398.97 per square foot of living area, including land, respectively. Based on this evidence, the board of review requests confirmation of the subject's assessment.

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<sup>2</sup> Property Tax Appeal Board procedural rule section 1910.50(c)(1) provides that in all counties other than Cook, the three-year county wide assessment level as certified by the Illinois Department of Revenue (IDOR) will be considered. 86 Ill.Admin.Code Sec. 1910.50(c)(1). As of the development of this Final Administrative Decision, the IDOR has not published figures for tax year 2023.

### **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 appellant submitted an appraisal and the board of review submitted four comparable sales to support their respective positions.

The Board has given less weight to the value conclusion in the appellant's appraisal. The Board questions the minimal site size adjustments to the comparables of \$3.00 per square foot of land value and why no location adjustments were made, despite that all six comparables are located more than one mile away from the subject. Furthermore, the appraiser applied a negative \$150,000 adjustment to comparable #3 for differences in condition and a negative \$200,000 adjustment to comparable #6 for differences from the subject in basement finish without any support or any explanation. In addition, the appraisal comparables #1, #2 and #4 are dissimilar 3-story designs when compared to the subject's 2-story design. Lastly, the appraisal comparables #4, #5 and #6 are substantially smaller than the subject in dwelling size. For these reasons, the Board does not find the appraiser's conclusion of value to be a reliable indicator of value. However, the Board will analyze the raw sales data.

The Board finds the best evidence of the subject's market value to be appellant's appraisal comparable sale #3 and the two comparables provided by the board of review. The Board finds these three comparables are overall more similar to the subject in dwelling size and age. However, the Board finds the comparables have varying degrees of similarity to the subject in location, site size and features, suggesting adjustments would be required to make the comparables more equivalent to the subject. Nevertheless, the comparables sold from July 2022 to May 2023 for prices ranging from \$2,100,000 to \$3,100,000 or from \$300.34 to \$398.97 per square foot of living area, including land. The subject's assessment reflects a market value of \$2,378,530 or \$326.54 per square foot of living area, land included, which falls within the range established by the best comparable sales in this record. Therefore, after considering adjustments to the best comparables for differences when compared to the subject, the Board finds the appellant did not prove by a preponderance of the evidence that a reduction in the subject's assessment is warranted based on overvaluation.

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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