



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

APPELLANT: Terry Ernst  
DOCKET NO.: 23-02134.001-R-1  
PARCEL NO.: 14-03-200-016

The parties of record before the Property Tax Appeal Board are Terry Ernst, the appellant; 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:** \$32,541  
**IMPR.:** \$139,533  
**TOTAL:** \$172,074

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 frame exterior construction with 3,171 square feet of living area. The dwelling was constructed in 2005. Features of the home include a basement, central air conditioning, one fireplace, and a garage containing 781 square feet of building area. The property has a site with approximately 36,738 square feet of land area and is located in Mundelein, Ela Township, Lake County.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on four suggested equity comparables located within .94 of a mile from the subject property. The comparables are improved with 2-story dwellings of frame or brick and frame exterior construction ranging in size from 3,156 to 3,289 square feet of living area. The dwellings were built from 1976 to 2000. Each comparable has a basement, central air conditioning and a garage ranging in size from 488 to 646 square feet of building area. Three comparables each have either one or three fireplaces. The comparables have improvement assessments that range from \$125,949 to \$137,008 or from \$38.29 to \$42.43 per square

foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$125,000 or \$39.42 per square foot of living area.

In a written statement the appellant asserts that the property is improved off a five-lane highway that is very busy. The appellant contends their back yard backs up to two commercial properties.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$172,072. The subject property has an improvement assessment of \$139,533 or \$44.00 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on two suggested equity comparables located within .16 of a mile and in the same assessment neighborhood as the subject property. Comparable #2 is the same property as the appellant's comparable #1. The comparables are improved with 2-story dwellings of brick and frame exterior construction containing either 2,162 or 3,289 square feet of living area. The dwellings were built in 1946 and 1976. Both comparables have a basement, central air conditioning, two or three fireplaces, and a garage containing either 603 or 768 square feet of building area. The comparables have improvement assessments of \$73,412 and \$125,949 or \$33.96 and \$38.29 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **Conclusion of Law**

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). 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 five suggested comparables for the Board's consideration, with one comparable being common to both parties. The Board has given less weight to appellant's comparables #1 and #3 as well as the board of review comparables, which includes the common comparable, due to their older ages when compared to the subject.

The Board finds the best evidence of assessment equity to be appellant's comparables #2 and #4. The Board finds that these two comparables are most similar to the subject in design, age, dwelling size and some features. These two most similar comparables have improvement assessments of \$136,147 and \$137,008 or \$41.67 and \$42.43 per square foot of living area. The subject's improvement assessment of \$139,533 or \$44.00 per square foot of living area, is greater than the assessments of the best two comparables in the record which is logical due to the subjects newer age, larger basement and larger garage. Based on this record and after considering adjustments to the two best comparables for differences from the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the 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.

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Chairman



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Member



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Member



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Member



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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: July 15, 2025



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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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COUNTY

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