



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

APPELLANT: Lynne Schubat
DOCKET NO.: 23-02295.001-R-1
PARCEL NO.: 14-03-200-064

The parties of record before the Property Tax Appeal Board are Lynne Schubat, 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 **A Reduction** 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: \$83,885
IMPR.: \$190,087
TOTAL: \$273,972

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 “Colonial” style dwelling of brick exterior construction with 4,937 square feet of living area.¹ The dwelling was constructed in 2001. Features of the home include a basement with finished area, central air conditioning, two fireplaces, an elevator, a 2,984 square foot garage, and a 5,040 square foot wood frame outbuilding. The property has a 251,174 square foot, or approximately 5.77-acre, site and is located in Mundelein, Ela Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$822,000

¹ The Board finds the best evidence of dwelling size is found in the appellant’s appraisal which includes a more detailed sketch with measurements of the subject home than was presented in the property record card presented by the board of review.

as of January 1, 2023. The appraisal was prepared by Gayle S. Sullivan, a certified residential real estate appraiser, and Michael J. Sullivan, a certified general real estate appraiser, for ad valorem tax purposes. The appraisers noted the subject is adjacent to commercial and industrial uses.

Under the sales comparison approach, the appraisers selected three comparable sales located from 2.20 to 5.27 miles from the subject. The parcels range in size from 5.00 to 5.47 acres of land area and are improved with "Colonial" or "Cape Cod" style homes ranging in size from 5,769 to 6,446 square feet of living area. The dwellings were built from 1988 to 2000. Each home has a basement, two of which have finished area, central air conditioning, and a 3-car to a 5-car garage. One comparable has three barns and one comparable has a stable. Comparable #3 has a pond. The comparables sold from October 2021 to June 2022 for prices ranging from \$732,500 to \$1,100,000 or from \$121.13 to \$190.67 per square foot of living area, including land. The appraisers adjusted the comparables for sale or financing concessions and for differences from the subject to arrive at adjusted prices ranging from \$794,550 to \$902,400. The appraisers concluded a value for the subject of \$822,000.

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

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$338,993. The subject's assessment reflects a market value of \$1,020,141 or \$206.63 per square foot of living area, land included, when using the 2023 three year average median level of assessment for Lake County of 33.23% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales located from 2.59 to 4.63 miles from the subject. The parcels range in size from 95,458 to 161,477 square feet (2.19 to 3.71 acres) of land area and are improved with 2-story homes of brick or brick and frame exterior construction ranging in size from 3,880 to 4,919 square feet of living area. The homes were built from 1988 to 2003. Each home has a basement with finished area,² central air conditioning, one to three fireplaces, and a garage ranging in size from 912 to 1,850 square feet of building area. Comparable #1 has a water view; comparable #2 has a pond, boat slip, and barn; and comparable #3 has a dock and is located on a lake. The comparables sold in April 2022 and March 2023 for prices ranging from \$903,250 to \$1,100,000 or from \$183.62 to \$283.51 per square foot of living area, including land. Based on this evidence the board of review requested confirmation of the subject's assessment.

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

² The board of review presented listing sheets with additional details for these sales.

construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The appellant submitted an appraisal and the board of review presented three comparable sales in support of their respective positions before the Board. The Board finds the best evidence of market value to be the appraisal submitted by the appellant. The Board finds the appraiser selected comparables that are similar to the subject in site size, dwelling size, age, and features and made reasonable adjustments for differences from the subject. Two of the appraisal sales are not located on a pond or have a water view, which are not features of the subject identified by either party, whereas the board of review's comparables are located on a pond or lake or have a water view. The subject's assessment reflects a market value of \$1,020,141 or \$206.63 per square foot of living area, including land, which is above the appraised value conclusion. The Board finds the subject property had a market value of \$822,000 as of the assessment date at issue. Based on this record, the Board finds a reduction in the subject's assessment commensurate with the appellant's request is 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: _____

May 20, 2025



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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