



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

APPELLANT: Ravinia Festival Association
DOCKET NO.: 23-02982.001-R-1
PARCEL NO.: 16-36-401-004

The parties of record before the Property Tax Appeal Board are Ravinia Festival Association, the appellant, by attorney Margaret E. Graham, of Dykema Gossett PLLC in Chicago; 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: \$100,768
IMPR.: \$110,478
TOTAL: \$211,246

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 wood siding exterior construction with 2,528 square feet of living area. The dwelling was constructed in 1925 and is approximately 98 years old. Features of the home include a full basement with finished area, central air conditioning, a fireplace, an inground swimming pool, and a 440 square foot garage. The property has a 13,950 square foot site and is located in Highland Park, Moraine 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 the same assessment neighborhood code as the subject. The comparables have sites ranging in size from 10,360 to 20,100 square feet of land area and are improved with 2-story dwellings of wood or brick exterior construction ranging in size from 1,770 to 2,903 square feet of living area. The

dwellings were constructed from 1908 to 1931. Each home has a full basement with finished area, central air conditioning, one or two fireplaces and a garage ranging in size from 240 to 357 square feet of building area. The comparables sold from October 2021 to January 2023 for prices ranging from \$400,000 to \$515,000 or from \$177.40 to \$225.99 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$211,246. The subject's assessment reflects a market value of \$635,709 or \$251.47 per square foot of living area, land included, when applying the 2023 three year average median level of assessment for Lake County of 33.23% as determined by the Illinois Department of Revenue.

In response to the appeal the board of review noted appellant's comparable sale #2 was in need of rehab. The board of review also submitted a Multiple Listing Sheet for each of the appellant's comparable sales that noted they were being sold "as is". The MLS remarks for appellant's comparable #1 stated "Attention new owners looking for a project", appellant's comparable #2 stated "This property will be a renovators dream project", and appellant's comparable #3 stated "Perfect opportunity for new owners to build their dream home".

In support of its contention of the correct assessment the board of review submitted information on four comparable properties located within .39 of a mile from the subject where one comparable sold twice. The comparables have sites ranging in size from 9,257 to 17,603 square feet of land area and are improved with 1.5, 1.75 or 2-story dwellings of stucco, brick or wood siding exterior construction ranging in size from 1,658 to 2,517 square feet of living area. The homes were constructed from 1926 to 1948 or approximately 75 to 97 years old and have basements, three with finished area. Each comparable also has central air conditioning, one to four fireplaces and a garage ranging in size from 190 to 576 square feet of building area. The comparables sold from July 2022 to January 2023 for prices ranging from \$663,000 to \$948,000 or from \$283.45 to \$419.18 per square foot of living area, including land.¹ 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 record contains seven comparable properties that sold, one of which sold twice for the Board's consideration. The Board gave less weight to appellant's comparable sale #1 which sold in 2021, less proximate in time to the January 1, 2023, assessment date than the other comparables in the record. The Board gives less weight to appellant's comparable #3 due to its

¹ The board of review also reported comparable sale #2 subsequently sold in April 2024 for \$801,000.

considerably smaller dwelling size when compared to the subject. The Board also gives less weight to the appellant's comparables as the MLS sheets noted each comparable was in need of repairs or renovation which calls into question the condition of the property at the time of sale. The Board gives less weight to board of review comparables #2 and #4 due to significant differences from the subject in age or dwelling size.

The Board finds the best evidence of the subject's market value to be board of review comparables #1 and #3 which sold most proximate in time to the assessment date at issue and are more similar to the subject in age and dwelling size with varying degrees of similarity to the subject in features. The comparables sold in January 2023 and November 2022 for prices of \$663,000 and \$948,000 or \$283.45 and \$376.72 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$635,709 or \$251.47 per square foot of living area, including land, which falls below the best comparable sales in this record. After considering adjustments to the best comparable sales for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is well supported and 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: _____

October 21, 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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