



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

APPELLANT: Leslie Schwartz  
DOCKET NO.: 24-00641.001-R-1  
PARCEL NO.: 06-09-251-008

The parties of record before the Property Tax Appeal Board are Leslie Schwartz, the appellant, by attorney Thomas E. Sweeney, of Siegel Jennings Co., LPA in Chicago; and the Kane 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 **Kane** County Board of Review is warranted. The correct assessed valuation of the property is:

**LAND:** \$31,863  
**IMPR.:** \$78,816  
**TOTAL:** \$110,679

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the Kane County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2024 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 and brick exterior construction with 2,060 square feet of living area. The dwelling was constructed in 1987. Features of the home include a basement with finished area, central air conditioning, one fireplace and a 431 square foot garage. The property has a 12,197 square foot site and is located in Elgin, Elgin Township, Lake County.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted evidence disclosing the subject property was purchased on November 19, 2021 for a price of \$220,000. The appellant completed Section IV – Recent Sale Data disclosing the transaction was not between family members or related corporations, that the subject was sold with help from a Realtor and was advertised online for a period of three weeks. The appellant disclosed the sale was not the result of a foreclosure action or using a contract for deed. To

further support the sale, the appellant submitted a copy of the settlement statement which reiterated the sale date and price and disclosed commissions were paid to real estate agents. In a brief, the appellant argued the best evidence of value according to Illinois Law is an arm's length transaction between a willing seller and a willing buyer. Based on this evidence, the appellant requested the subject's assessment be reduced to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$110,679. The subject's assessment reflects a market value of \$332,070 or \$161.20 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.<sup>1</sup>

In response to the appellant's evidence, the board of review submitted a copy of the Multiple Listing Service (MLS) sheet and the Residential Real Property Disclosure Report associated with the subject's November 2021 sale. The Residential Real Property Disclosure Report disclosed a water issue in the basement and material defects to windows and doors. The board of review questioned the condition of the subject property as of January 1, 2024 given reported defects at the time of purchase and the absence of descriptive details or photographs for the subject property, documenting condition at the time of sale.

The board of review submitted two sales from the subject's neighborhood which sold in September 2021 for \$276,000 and \$280,000. Given these two sale prices when compared to the subject's sale price of \$220,000, the board of review asserted the subject property sold "well under market value." The appellant did not refute this contention in rebuttal.

In support of its contention of the correct assessment the board of review submitted information on five comparables located within 0.18 of a mile from the subject property. The comparables have sites that range in size from 7,841 to 11,587 square feet of land area and are improved with 2-story dwellings that range in size from 1,726 to 2,284 square feet of living area. The homes were built from 1986 to 1988. Each comparable has a basement with finished area, central air conditioning, one fireplace and a garage ranging in size from 380 to 660 square feet of building area. The properties sold from November 2022 to March 2024 for prices ranging from \$359,000 to \$393,000 or from \$170.15 to \$208.00 per square foot of living area, land included.

The board of review also submitted the MLS sheets for each of its comparable properties and a line graph depicting the median sale price of single family dwellings in the subject's zip code from January 2020 to January 2025. 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

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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 drafting of this decision, the Department of Revenue has yet to publish figures for tax year 2023.

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.

As an initial matter, the Board finds the appellant did not provide any evidence as to the subject's condition at the time of purchase or as of January 1, 2024, nor did the appellant refute the board of review's contention the property condition may have changed since its purchase, particularly given information reported in the Residential Real Property Disclosure Report.

The appellant submitted evidence the subject sold in November 2021 and the board of review submitted comparable sales along with the subject's November 2021 MLS sheet and Residential Real Property Disclosure. The Board gives less weight to the subject's sale price which occurred more than two years prior to the assessment date at issue in this appeal. The Board gives less weight to board of review comparables #3 and #5 which are less similar to the subject in dwelling size than other properties in the record.

The Board finds the best evidence of market value in the record to be comparables #1, #2 and #4 submitted by the board of review. These properties sold proximate to the assessment date at issue and are similar to the subject in location, age, design and dwelling size but present varying degrees of similarity to the subject in site size and garage size, suggesting adjustments are needed to make these properties more equivalent to the subject. The best comparables sold for prices ranging from \$375,900 to \$393,000 or from \$180.12 to \$190.01 per square foot of living area, including land. The subject's assessment reflects a market value of \$332,070 or \$161.20 per square foot of living area, including land, which falls below the range established by the best comparable sales in this record. Based on this record 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: \_\_\_\_\_

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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