



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

APPELLANT: A. & J. Wytaniec
DOCKET NO.: 24-00673.001-R-1
PARCEL NO.: 10-33-201-002

The parties of record before the Property Tax Appeal Board are A. & J. Wytaniec, the appellants, by attorney Andrew J. Rukavina, of The Tax Appeal Company in Mundelein; 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: \$37,513
IMPR.: \$228,249
TOTAL: \$265,762

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 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 wood siding exterior construction with 4,571 square feet of living area. The dwelling was constructed in 2004 and is approximately 20 years old. Features of the home include an unfinished basement, central air conditioning, one fireplace and a 704 square foot garage. The property has an approximately 21,688 square foot site and is located in Hawthorn Woods, Fremont Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on five comparable sales located within 0.56 of a mile from the subject property. The comparables have sites that range in size from 15,570 to 25,800 square feet of land area and are improved with 2-story dwellings of brick or wood siding exterior construction ranging in size from 3,684 to 6,226 square feet of living area. The dwellings were built in 2005 or 2006. Each comparable has a basement, two of which have finished area. Each

dwelling has central air conditioning, one or two fireplaces and a garage ranging in size from 517 to 726 square feet of building area. The properties sold from January 2022 to May 2024 for prices ranging from \$535,000 to \$900,000 or from \$126.24 to \$171.53 per square foot of living area, land included. Based on this evidence, the appellants requested the subject's total assessment be reduced to \$227,141 which reflects a market value of \$681,491 or \$149.09 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$265,762. The subject's assessment reflects a market value of \$797,366 or \$174.44 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.¹

In support of its contention of the correct assessment the board of review submitted information on three comparable sales located within 0.42 of a mile from the subject property. The comparables have sites that range in size from 20,403 to 26,119 square feet of land area and are improved with 2-story dwellings of brick exterior construction ranging in size from 4,142 to 4,310 square feet of living area. The homes range in age from 17 to 19 years old. Each comparable has a basement, with two having finished area. Each dwelling has central air conditioning, one fireplace and a garage ranging in size from 746 to 961 square feet of building area. Comparable #2 has an inground swimming pool and a hot tub. The properties sold from June 2023 to July 2024 for prices ranging from \$775,000 to \$899,000 or from \$187.11 to \$209.46 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

Conclusion of Law

The appellants contend 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 appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted eight comparable sales for the Board's consideration. The Board gives less weight to appellants' comparables #2, #3, #4 and #5 which are less similar to the subject in dwelling size and/or sold in 2022, less proximate in time to the January 1, 2024 assessment date than other properties in the record. The Board gives less weight to board of review comparable #2 which has a swimming pool and hot tub, not a feature of the subject.

The Board finds the best evidence of market value to be appellants comparable #1 and board of review comparables #1 and #3 which sold proximate to the assessment date at issue and are more

¹ 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 2024.

similar to the subject in location, age, design, dwelling size and some features. However, these properties present varying degrees of similarity to the subject in finished basement area and garage size, suggesting adjustments are needed to make these properties more equivalent to the subject. These best comparables sold from June 2023 to July 2024 for prices ranging from \$775,000 to \$900,000 or from \$171.53 to \$209.46 per square foot of living area, including land. The subject's assessment reflects a market value of \$797,366 or \$174.44 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. After considering appropriate adjustments to the best comparables for differences from the subject, the Board finds a reduction in the subject's assessment is not warranted.

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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