



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

APPELLANT: Austin Sherwindt  
DOCKET NO.: 24-00777.001-R-1 through 24-00777.004-R-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Austin Sherwindt, 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
24-00777.001-R-1	13-02-304-001	4,532	0	\$4,532
24-00777.002-R-1	13-02-304-002	35	0	\$35
24-00777.003-R-1	13-02-304-013	14,567	283,508	\$298,075
24-00777.004-R-1	13-02-304-014	14,967	0	\$14,967

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 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 four parcels containing a two-story dwelling of cedar siding exterior construction with 5,617 square feet of living area.<sup>1</sup> The dwelling was constructed in 1939. Features of the home include a partial basement with finished area, central air conditioning, four fireplaces, a three-car garage, and an inground swimming pool. The property has a combined 37,000 square foot site and is located in Tower Lakes, Cuba Township, Lake County.

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<sup>1</sup> The Board finds the appraisal, which resulted from an interior and exterior inspection of the subject and which contains a detailed property sketch with measurements, to be the best evidence in the record of the subject's dwelling size and features.

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 \$760,000 as of January 1, 2024. The appraisal was prepared by Grant Stewart, a certified residential real estate appraiser, to determine the market value of the subject property for an ad valorem tax appeal.

In estimating the market value of the subject property, the appraiser developed the sales comparison approach to value by examining three comparable sales located from .46 of a mile to 3.2 miles from the subject. The comparables are improved with two-story or multi-level dwellings of brick, cedar siding, or brick and cedar siding exterior construction ranging in size from 4,398 to 6,198 square feet of living area. The dwellings range from 33 to 56 years old. Each comparable has central air conditioning, one or three fireplaces, and a two-car or four-car garage. Two comparables each have a full basement with finished area. The parcels range in size from 30,492 to 66,714 square feet of land area. The sales occurred in October 2023 and July 2024 for prices ranging from \$700,000 to \$911,050 or from \$118.97 to \$172.81 per square foot of living area, including land. An adjustment was made to comparable #3 for financing concessions. Adjustments were then applied for differences between the comparables and the subject property for location, site size, dwelling size, bathroom count, basement finish, and other features to arrive at adjusted prices ranging from \$743,600 to \$767,000. Based on this data, the appraiser arrived at a market value of \$760,000 or \$135.30 per square foot of living area, including land, as of January 1, 2024. The appellant requested the subject's assessment be reduced to reflect the appraised value.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$317,609. The subject's assessment reflects a market value of \$952,922 or \$169.65 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.<sup>2</sup>

In support of its contention of the correct assessment the board of review submitted information on three comparable sales located within .74 of a mile of the subject, two of which are in the subject's assessment neighborhood. The comparables consist of two-story dwellings of frame, brick, or frame and brick exterior construction ranging in size from 4,357 to 4,490 square feet of living area. The dwellings were built from 1987 to 2008. Each dwelling has central air conditioning, one or three fireplaces, a basement with finished area, and a garage ranging in size from 678 to 886 square feet of building area. The parcels range in size from 18,207 to 113,683 square feet of land area. The comparables sold from August 2023 to June 2024 for prices ranging from \$775,000 to \$915,000 or from \$177.87 to \$205.43 per square foot of living area, including land. In a brief, the board of review argued that appraisal sale #1 was a dissimilar waterfront property and that it sold "as is" due to water damage. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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<sup>2</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 §1910.50(c)(1). Prior to the drafting of this decision, the Department of Revenue has yet to publish figures for tax year 2024.

### **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 appellant submitted an appraisal and the board of review submitted three comparable sales for the Board's consideration. The Board gives less weight to the value conclusion in the appraisal submitted by the appellant. The appraiser made no adjustments to the comparables for age, which range from 33 to 56 years old compared to the 85-year-old subject. Further, appraisal comparable #1 is a dissimilar waterfront property with a dissimilar foundation when compared to the subject. The board of review questioned the arm's-length nature of this sale as well, which was not refuted by the appellant in rebuttal. The Board will instead examine the raw sales in the record.

The Board gives reduced weight to appraisal sales #1 and #2, which differ from the subject in design, foundation, or location. The Board also gives less weight to board of review comparables #2 and #3, which differ from the subject in site size. The Board finds the best evidence of market value to be appraisal comparable #2 and the board of review comparable #1, which sold proximate to the lien date at issue and are most similar to the subject in design, site size, and some features. These most similar comparables sold in August and October 2023 for prices of \$760,000 to \$915,000 or for \$172.81 and \$205.43 per square foot of living area, including land. The subject's assessment reflects a market value of \$952,922 or \$169.65 per square foot of living area, including land, which is above the best comparable sales in this record overall and below the best comparables on a per-square-foot basis. The subject's higher overall assessment appears logical given the subject's larger dwelling, larger garage, and inground swimming pool, a feature the two best comparables lack. Based on this evidence and after considering adjustments to the best comparables for differences when compared to the subject, 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: \_\_\_\_\_

December 23, 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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