



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

APPELLANT: Lakeview Management Solutions
DOCKET NO.: 24-01291.001-R-1
PARCEL NO.: 02-15-100-011

The parties of record before the Property Tax Appeal Board are Lakeview Management Solutions, 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 **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: \$17,966
IMPR.: \$75,701
TOTAL: \$93,667

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 an approximately 115,430 square foot site improved with what is described as a 1-story dwelling¹ of wood siding exterior construction containing 1,210 square feet of living area and is approximately 94 years old. Features of the home include 1 bathroom and an unfinished basement. The property also contains another structure that is described as a “metal silo – barn” containing 858 square feet of building area.² The property is located in Antioch, Antioch Township, Lake County.

¹ Both parties describe the subject dwelling as a 1-story ranch style home, however the property record card submitted by the board of review depicts both ground floor living area and above ground living area.

² Some of the features of the subject property not disclosed by the appellant were submitted by the board of review and not contested by the appellant via a rebuttal filing.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted a grid analysis with information on five comparable sales located from .46 of a mile to 1.44 miles from the subject with all being in differing assessment neighborhood codes than the subject property. The comparables have sites ranging in size from 6,974 to 11,966 square feet of land area that are improved with 1-story dwellings of wood frame construction. The dwellings range in size from 1,344 to 1,451 square feet of living area and range in age from 22 to 36 years old. Each comparable is reported to have 2 or 3 bathrooms, an unfinished basement, central air conditioning, and a garage ranging in size from 400 to 462 square feet of building area. The comparables sold from January to October 2023 for prices ranging from \$245,000 to \$295,000 or from \$174.13 to \$208.48 per square foot of living area, including land. Appellant's counsel also submitted a brief describing the similarities of the comparable properties to the subject. Based on this evidence, the appellant requested the subject's total assessment be reduced.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$93,667. The subject's assessment reflects a market value of \$281,029 or \$232.26 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.³

In support of its contention of the correct assessment, the board of review submitted a grid analysis with information on three comparable sales located from 2.73 to 6.03 miles from the subject property. The comparables have parcels ranging in size from 38,350 to 52,002 square feet of land area and are improved with 1-story dwellings of wood siding exteriors ranging in size from 712 to 1,196 square feet of living area and range in age from 64 to 69 years old. Each dwelling features 1 or 2 bathrooms, unfinished basement, and a garage ranging in size from 638 to 1,187 square feet of building area. The comparables sold from November 2023 to April 2025 for prices ranging from \$225,000 to \$300,000 or from \$242.47 to \$316.01 per square foot of living area, including land.

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 parties submitted a total of eight comparable sales for the Board's consideration. The Board gave less weight to appellant's comparables due to their significantly newer ages relative to the subject. The Board also gave less weight to board of review comparable #1 due to its significantly smaller dwelling size relative to the subject. On this record, the Board finds the

³ 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.

board of review comparables #2 and #3 to be the best evidence of market value as these comparables are most similar overall to the subject property in dwelling size, age, and some features. However, these two comparables have substantially smaller lots when compared to the subject's parcel, thus requiring upward adjustments for this difference from the subject. On the other hand, these comparables have larger basements and garages when compared to the subject's basement and the subject's "metal silo – barn" suggesting that downward adjustments are needed to the comparables in order to make them more equivalent to the subject property. The best comparables in this record sold in March 2024 and April 2025 for prices of \$290,000 and \$300,000 or for \$242.47 and \$288.46 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$281,029 or \$232.26 per square foot of living area, including land, which is below the best comparable sales in this record both in terms of overall value and on a per square foot of living area basis.

Based on this record, and after considering adjustments to the best comparables for differences from the subject, the Board finds that the appellant did not establish by a preponderance of the evidence that the subject property is overvalued and, thus, 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: January 20, 2026



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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Lakeview Management Solutions, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
40 Landover Parkway
Suite 3
Hawthorn Woods, IL 60047

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085