



## FINAL ADMINISTRATIVE DECISION ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: 1019 East Illinois Road, LLC  
DOCKET NO.: 24-01362.001-R-1  
PARCEL NO.: 12-34-308-016

The parties of record before the Property Tax Appeal Board are 1019 East Illinois Road, LLC, the appellant, by attorney Ciarra Schmidt, of Schmidt Salzman & Moran, Ltd. 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:** \$386,589  
**IMPR.:** \$503,412  
**TOTAL:** \$890,001

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 a two-story dwelling of frame exterior construction with 4,547 square feet of living area. The dwelling was constructed in 2007 and is 17 years old. Features of the home include a full basement with finished area, central air conditioning, four fireplaces, and a 650 square foot garage. The property has a 58,767 square foot site and is located in Lake Forest, Shields Township, Lake County.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument the appellant submitted information on three equity comparables located within the subject's assessment neighborhood and from .3 of a mile to 2.2 miles from the subject. The comparables consist of two-story dwellings of stucco, brick, or stone and stucco exterior construction ranging in size from 5,751 to 7,291 square feet of living area. The homes are either 18 or 24 years old. Each dwelling has central air conditioning, four to

seven fireplaces, a full basement with finished area, and a garage ranging in size from 600 to 753 square feet of building area. The comparables have improvement assessments ranging from \$416,174 to \$736,004 or from \$62.93 to \$100.95 per square foot of living area. Based on this evidence, the appellant requested a reduced improvement assessment of \$405,820 or \$89.25 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$890,001. The subject property has an improvement assessment of \$503,412 or \$110.71 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on five equity comparables located within the subject's assessment neighborhood. The comparables consist of two-story dwellings of frame exterior construction ranging in size from 4,623 to 5,448 square feet of living area. The homes were built from 2006 to 2019. Each dwelling has central air conditioning and a basement. Four comparables each have a garage ranging in size from 682 to 1,675 square feet of building area. The comparables have improvement assessments ranging from \$721,756 to \$1,007,574 or from \$135.34 to \$207.23 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **Conclusion of Law**

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill. Admin. Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity, and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill. Admin. Code §1910.65(b). 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 equity comparables to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to the appellant's comparables #1 and #3, which differ from the subject in dwelling size. The Board also gives less weight to the board of review's comparables #1, #2, and #3, which are significantly newer homes, and comparable #5, which lacks a garage, a feature of the subject.

The Board finds the best evidence of assessment equity to be the appellant's comparable #2 and the board of review's comparable #4, which are similar to the subject in age, location, dwelling size, and features. These comparables have improvement assessments of \$513,256 and \$744,101 or \$89.25 and \$143.76 per square foot of living area. The subject's improvement assessment of \$503,412 or \$110.71 per square foot of living area falls below the two best comparables in this record overall and is bracketed by the best comparables on a per-square-foot basis. Based on this record and after considering adjustments to the best comparables for differences from the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed 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.



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Chairman



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Member



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Member



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Member



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Member

DISSENTING: \_\_\_\_\_

C E R T I F I C A T I O N

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

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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**

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**COUNTY**

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Lake County Courthouse  
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Waukegan, IL 60085