



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

APPELLANTS: Vince and Hady Gendusa
DOCKET NO.: 24-01382.001-R-1
PARCEL NO.: 16-06-403-004

The parties of record before the Property Tax Appeal Board are Vince and Hady Gendusa, the appellants, by attorney James P. Boyle of Crane and Norcross LLC 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: \$199,104
IMPR.: \$81,429
TOTAL: \$280,533

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 one-story dwelling of brick exterior construction with 2,910 square feet of living area. The dwelling was constructed in 1964 and is approximately 60 years old. Features of the home include a basement with finished area,¹ central air conditioning, two fireplaces and a 528 square foot garage. The property has an approximately 60,110 square foot site and is located in Lake Forest, West Deerfield Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on three comparable properties that have the same assessment neighborhood code as the subject property. Comparables #1 and #2 have sites that contain 60,550 and 87,120 square feet of land area, respectively. No site size data was provided for

¹ The board of review disclosed the subject's basement has 625 square feet of finished area, which was not refuted by the appellants.

comparable #3. The comparables are improved with one-story dwellings of wood siding or brick exterior construction ranging in size from 2,034 to 2,782 square feet of living area. The dwellings are from 39 to 81 years old. Two comparables each have a basement. Each comparable has central air conditioning and a garage ranging in size from 504 to 1,440 square feet of building area. Two comparables each have a fireplace. The properties sold from September 2021 to February 2023 for prices ranging from \$555,000 to \$770,000 or from \$240.82 to \$276.78 per square foot of living area, including land. Based on this evidence, the appellants requested the subject's total assessment be reduced to \$255,556, which would reflect a market value of \$766,745 or \$263.49 per square foot of living area, including land, when using 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 \$280,533. The subject's assessment reflects a market value of \$841,683 or \$289.24 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.²

In support of its contention of the correct assessment the board of review submitted information on two comparable properties that are located 261 or 398 feet from the subject property. The comparables have sites that contain 60,113 or 67,082 square feet of land area. The comparables are improved with one-story dwellings of brick exterior construction with 2,372 and 3,014 square feet of living area, respectively. The dwellings are each 65 years old. Comparable #1 has a basement. Each comparable has central air conditioning, two fireplaces and a garage containing either 806 or 875 square feet of building area. Comparable #2 has an inground swimming pool. The comparables sold in August 2023 and July 2024 for prices of \$840,000 and \$866,000 or for \$278.70 and \$365.09 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 five comparable sales for the Board's consideration. The Board has given less weight to the appellants' comparables which differ from the subject in age and/or have sale dates that occurred in 2021 and 2022, less proximate to the lien date at issue and thus less likely to be reflective of market value as of January 1, 2024. Additionally, the appellants' comparable #2 is substantially smaller in dwelling size, when compared to the subject and no site size was

² 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.

provided for the appellants' comparable #3 in order to allow the Board to make a meaningful comparative analysis between this comparable and the subject.

The Board finds the best evidence of market value to be the two comparables submitted by the board of review, which sold more proximate in time to the January 1, 2024 assessment date and are similar to the subject in location, site size, design and age. However, the Board finds board of review comparable #1 is 18% smaller in dwelling size and has no basement finish, like the subject, and board of review comparable #2 has no basement, a feature of the subject, suggesting upward adjustments would be required to make the comparables more equivalent to the subject. Likewise, board of review comparable #2 has an inground swimming pool, unlike the subject, suggesting a downward adjustment for this difference would be necessary. Nevertheless, these two comparables sold in August 2023 and July 2024 for prices of \$840,000 and \$866,000 or for \$278.70 and \$365.09 living area, including land. The subject's assessment reflects a market value of \$841,683 or \$289.24 per square foot of living area, including land, which is bracketed by the two best comparable sales in the record. Based on this record and after considering adjustments to the best comparables for differences from 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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