



FINAL ADMINISTRATIVE DECISION ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Jamie Hogan
DOCKET NO.: 24-01391.001-R-1
PARCEL NO.: 02-33-401-027

The parties of record before the Property Tax Appeal Board are Jamie Hogan, 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:	\$96,022
IMPR.:	\$195,930
TOTAL:	\$291,952

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 one-story dwelling of wood siding exterior construction with 2,543 square feet of living area. The dwelling was constructed in 2018 and is approximately 6 years old. Features of the home include a 2,543 square foot basement with 1,907 square feet of finished area,¹ central air conditioning, a fireplace and an 813 square foot garage. The property has an approximately 15,158 square foot site and is located in Lake Villa, Lake Villa Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable properties that are located from .12 to .94 of a mile from the subject property, none of which have the same assessment neighborhood code as

¹ The board of review disclosed the subject has 1,907 square feet of basement finish, which was not refuted by the appellant.

the subject. The comparables have sites that range in size from approximately 10,546 to 16,988 square feet of land area. The comparables are improved with one-story dwellings of wood frame exterior construction ranging in size from 2,037 to 2,369 square feet of living area. The dwellings are from 25 to 38 years old. Each comparable has from a 1,306 to a 2,126 square foot basement that is unfinished, central air conditioning, a fireplace and a garage ranging in size from 484 to 786 square feet of building area. The properties sold from January to May 2022 for prices ranging from \$317,500 to \$451,000 or from \$155.87 to \$212.14 per square foot of living area, including land. Based on this evidence, the appellants requested the subject's total assessment be reduced to \$231,390, which would reflect a market value of \$694,239 or \$273.00 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 \$291,952. The subject's assessment reflects a market value of \$875,944 or \$344.45 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 one comparable property that has the same assessment neighborhood code as the subject and is located approximately 883 feet from the subject property. The comparable has a site that contains 9,675 square feet of land area and is improved with a one-story dwelling of wood siding exterior construction with 2,388 square feet of living area. The dwelling is 39 years old and has a 1,380 square foot basement with 1,035 square feet of finished area, central air conditioning, a fireplace and a garage containing 528 square feet of building area. This comparable sold in August 2023 for \$775,000 or \$324.54 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 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 five comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparables which have sale dates that occurred from 19 to 23 months prior to the lien date at issue and are thus less likely to be reflective of the subject's market value as of the January 1, 2024 assessment date. Additionally, each of the appellant's comparables lack basement finish, a feature of the subject and the appellant's comparables #1, #2 and #4 have considerably smaller dwelling sizes, when compared to the subject.

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.

On this limited record, the Board finds the best evidence of market value to be board of review comparable #1, which sold most proximate in time to the assessment date at issue. This property is located in close proximity on the same street as the subject property and the dwelling is similar to the subject in size, although it is a two-story design, when compared to the subject's one-story design. The Board finds this comparable has a smaller site size, when compared to the subject and the dwelling is 33 years older than the subject and has a smaller basement with less finish, when compared to the subject dwelling. These differences suggest upward adjustments would be necessary to make this comparable more equivalent to the subject. Nevertheless, the comparable sold in August 2023 for \$775,000 \$324.54 living area, including land. The subject's assessment reflects a market value of \$875,944 or \$344.45 per square foot of living area, including land, which is greater than the best comparable sale in the record, which appears to be logical, given the subject's larger site size, newer age and superior features. Based on this record and after considering adjustments to the best comparable 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: _____

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



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

Jamie Hogan, 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