



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

APPELLANT: Thomas Schwab  
DOCKET NO.: 24-01394.001-R-1  
PARCEL NO.: 02-35-212-020

The parties of record before the Property Tax Appeal Board are Thomas Schwab, 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:** \$26,130  
**IMPR.:** \$112,348  
**TOTAL:** \$138,478

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 2,314 square feet of living area.<sup>1</sup> The dwelling was constructed in 1996 and is approximately 28 years old. Features of the home include a 1,709 square foot basement with 1,282 square feet of finished area, central air conditioning, a fireplace and a 440 square foot garage. The property has an approximately 11,958 square foot site and is located in Lindenhurst, 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 five comparable properties that are located from .18 of a mile to 1.51 miles from the subject property. The appellant reported that the comparables have sites

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<sup>1</sup> The Board finds the best description to the subject is found in the subject's property record card, which was not refuted by the appellant.

that range in size from approximately 2,178 to 9,988 square feet of land area. The comparables are improved with one-story dwellings of wood frame exterior construction ranging in size from 1,902 to 2,504 square feet of living area. The dwellings are from 27 to 54 years old. The comparables each have a basement, central air conditioning and a garage ranging in size from 264 to 506 square feet of building area. Four comparables each have a fireplace. The comparables sold from February 2023 to June 2024 for prices ranging from \$250,000 to \$360,000 or from \$110.33 to \$164.47 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$128,029, which would reflect a market value of \$384,125 or \$166.00 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 \$138,478. The subject's assessment reflects a market value of \$415,476 or \$179.55 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 properties that are located within .65 of a mile from the subject property. The comparables have sites that range in size from 9,401 to 23,230 square feet of land area. The comparables are improved with two-story dwellings of wood or vinyl siding exterior construction ranging in size from 1,866 to 2,169 square feet of living area. The dwellings are from 29 to 46 years old. Comparables #2 and #3 each have a basement. Each comparable has central air conditioning, a fireplace and a garage ranging in size from 440 to 572 square feet of building area. The comparables sold in October 2023 or May 2024 for prices ranging from \$335,000 to \$475,000 or from \$179.53 to \$237.98 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 eight comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparables #1, #2, #4 and #5, along with board of review comparables #1 and #2 due to differences from the subject in either location, age or dwelling size. Additionally, board of review comparable #1 has no basement foundation, a feature of the subject.

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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 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.

The Board finds the appellant's comparable #3 and board of review comparable #3 are similar to the subject in location and dwelling size. However, the Board finds board of review comparable #3 is a two-story design, when compared to the subject's one-story design, each comparable dwelling has a smaller basement with no finish, a feature of the subject and the appellant's comparable #3 is 13 years older than the subject. Likewise, board of review comparable #3 has a larger site size, when compared to the subject. These differences suggest adjustments would be required to make the comparables more equivalent to the subject. Nevertheless, the comparables sold in June 2023 and May 2024 for prices of \$351,000 and \$425,000 or \$152.54 and \$195.94 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$415,476 or \$179.55 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: \_\_\_\_\_

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

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