



FINAL ADMINISTRATIVE DECISION ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Michael Bookstein
DOCKET NO.: 24-01407.001-R-1
PARCEL NO.: 04-16-401-008

The parties of record before the Property Tax Appeal Board are Michael Bookstein, 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:	\$9,723
IMPR.:	\$99,621
TOTAL:	\$109,344

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 aluminum siding exterior construction with 1,600 square feet of living area. The dwelling was constructed in 2000 and is approximately 24 years old. Features of the home include a basement, central air conditioning, a fireplace and a 660 square foot garage. The property has an approximately 13,940 square foot site and is located in Zion, Zion 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 .42 of a mile to 1.51 miles from the subject property. The comparables have sites that range in size from approximately 7,802 to 11,439 square feet of land area. The comparables are improved with one-story dwellings of wood frame exterior construction ranging in size from 1,296 to 1,892 square feet of living area. The dwellings are from 59 to 64 years old. The comparables each

have a basement, two comparables have central air conditioning, three comparables each have a fireplace and three comparables each have a garage ranging in size from 352 to 576 square feet of building area. The comparables sold from January to December 2023 for prices ranging from \$173,000 to \$250,000 or from \$91.44 to \$158.18 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$67,193, which would reflect a market value of \$201,599 or \$126.00 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 \$109,344. The subject's assessment reflects a market value of \$328,065 or \$205.04 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.¹

In support of its contention of the correct assessment the board of review submitted information on three comparable properties that have the same assessment neighborhood code as the subject and are located from approximately .20 to .60 of a mile from the subject property. The comparables have sites that range in size from 6,090 to 9,310 square feet of land area. The comparables are improved with one-story dwellings of wood siding exterior construction ranging in size from 1,044 to 1,144 square feet of living area. The dwellings are from 47 to 54 years old. The comparables each have a basement, central air conditioning and a garage ranging in size from 528 to 960 square feet of building area. Comparable #2 has a fireplace. The comparables sold from June 2022 to July 2024 for prices of \$230,000 or \$334,900 or from \$201.05 to \$320.79 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 finds none of the comparables are truly similar to the subject due to significant differences in age, dwelling size, location and/or features. Nonetheless, the Board has given less weight to the appellant's comparables #1, #3 and #4, which lack central air conditioning and/or a garage, both features of the subject. Additionally, the appellant's comparables #3 and #4 are located more than one mile away from the subject. The Board has given reduced weight to board of review comparable #3 due to its sale date occurring in 2022, less proximate in time to the lien date at issue than other sales in the record.

¹ 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 comparables #2 and #5, along with board of review comparables #1 and #2 sold more proximate in time to the January 1, 2024 assessment date and these four comparables each have central air conditioning and a garage, like the subject. However, the Board finds the comparables are inferior to the subject in site size and age, and three of the four comparables have substantially smaller dwelling sizes, when compared to the subject. These differences suggest upward adjustments would be required to make the comparables more equivalent to the subject. Nevertheless, the comparables sold from April 2023 to July 2024 for prices ranging from \$205,000 to \$334,900 or from \$124.09 to \$320.79 per square foot of living area, including land. The subject's assessment reflects a market value of \$328,065 or \$205.04 per square foot of living area, including land, which falls at the upper end of the range established by the more similar comparable sales in the record and appears to be logical given the subject's larger site size, newer dwelling age and/or larger dwelling size. After considering adjustments to the best comparables for differences from the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. Therefore, based on this record 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

Michael Bookstein, 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