



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

APPELLANT: Alan Bedwell
DOCKET NO.: 24-01456.001-R-1
PARCEL NO.: 07-30-308-010

The parties of record before the Property Tax Appeal Board are Alan Bedwell, 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: \$15,223
IMPR.: \$125,253
TOTAL: \$140,476

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 2-story dwelling of wood siding exterior construction with 2,194 square feet of living area. The dwelling is approximately 18 years old. Features of the home include an unfinished basement, central air conditioning, one fireplace and a garage with 528 square feet of building area. The property has an approximately 9,945 square foot site and is located in Grayslake, Warren Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on three comparable sales. One comparable is located in the same neighborhood code as the subject and each comparable is located from .59 of a mile to 1.35 miles from the subject property. The comparables have sites ranging in size from 10,498 to 12,001 square feet of land area. The comparables are improved with 2-story dwellings of wood frame exterior construction ranging in size from 1,820 to 2,282 square feet of living area that range in age from 40 to 95 years old. The appellant reported that each comparable has a basement and a garage ranging in size from 478 to 576 square feet of building area. Two

comparables each have central air conditioning and two comparables each have one fireplace. The comparables sold in June and July 2024 for prices ranging from \$380,000 to \$395,000 or ranging from \$175.60 to \$214.23 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$140,476. The subject's assessment reflects a market value of \$421,470 or \$192.10 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.¹

In response to the appeal, the board of review, through the township assessor, submitted a memorandum on the appellant's comparables stating the differences in ages and/or location of from the subject property.

In support of its contention of the correct assessment, the board of review submitted information on three comparable sales. Each comparable is located in the same assessment neighborhood as the subject and are located from .12 to .34 of a mile from the subject property. The comparables have sites ranging in size from 8,059 to 10,123 square feet of land area. The comparables are improved with 2-story dwellings of wood siding exterior construction ranging in size from 1,700 to 2,256 square feet of living area that range in age from 6 to 18 years old. Each comparable has a basement, one with finished area, and central air conditioning. Two comparable each have one fireplace and a garage containing either 504 or 894 square feet of building area. The comparables sold from May to July 2023 for prices ranging from \$310,000 to \$577,000 or from \$182.35 to \$255.76 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 a total of six comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparables as well as board of review comparable sale #2 due to their differences from the subject in age, dwelling size and/or location of over one mile away from the subject.

The Board finds the best evidence of market value to be the board of review comparable sales #1 and #3. The Board finds that these two comparables are relatively similar to the subject in

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). As of the development of this Final Administrative decision, the Department of Revenue has not published figures for tax year 2024.

location, dwelling size, design, site size, and some features. However, both of the comparables are younger in age and one has a finished basement, and one lacks a fireplace and a garage, suggesting adjustments would be required to make these two comparables more equivalent to the subject. Nevertheless, these two comparables sold in June and July 2024 for prices of \$427,500 and \$577,000 or \$217.23 and \$255.76 per square foot of living area, including land. The subject's assessment reflects a market value of \$421,470 or \$192.10 per square foot of living area, including land, falls below the two best comparable sales in this record both on an overall market value basis and a per square foot basis. Based on this record and after considering adjustments to the two best comparables for differences when compared to the subject, the Board finds a reduction in the subject's assessment is not warranted.

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: _____

October 21, 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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