



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

APPELLANT: Richard Stark
DOCKET NO.: 24-01503.001-R-1
PARCEL NO.: 09-21-307-029

The parties of record before the Property Tax Appeal Board are Richard Stark, 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: \$18,678
IMPR.: \$145,257
TOTAL: \$163,935

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 two dwellings.¹ Dwelling #1 is a 2-story home of wood siding exterior construction with 3,016 square feet of living area and Dwelling #2 is a ranch-style home of wood siding exterior construction with 838 square feet of living area located on a single parcel. Dwelling #1 was built in 1947 and is approximately 44 years old with an effective age of 1983. Features of the dwelling includes a basement, central air conditioning, one full and one-half bathroom and one fireplace. Dwelling #2 was built in 1985 and is approximately 39 years old. Features include a slab foundation, one full bathroom and a garage containing 672 square feet of building area. The property has a 14,810 square foot site and is located in Island Lake, Wauconda Township, Lake County.

¹ The Board finds the best evidence of the description of the subject property is found in the property record cards provided by the board of review. The property record card depicts the subject property consisting of two separate dwellings and includes a schematic diagram, measurements and descriptions of each dwelling, which was unrefuted by the appellant.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on three comparable sales with two comparables being located in the same assessment neighborhood code as the subject property. The comparables have sites that range in size from 4,800 to 11,000 square feet of land area. The comparables are improved with 2-story dwellings of wood frame or vinyl siding exterior construction ranging in size from 2,756 to 2,982 square feet of living area that range in age from 32 to 84 years old. The appellant reported that each comparable has a basement, one with finished area, central air conditioning one or two fireplaces and three or four full bathrooms. Comparable #1 has a garage containing 864 square feet of building area. The comparables sold from June 2021 to November 2022 for prices ranging from \$291,000 to \$410,000 or from \$97.59 to \$148.77 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 \$163,935. The subject's assessment reflects a market value of \$491,854 or \$127.62 per square foot of living area, land included, when using the combined living area of 3,854 square feet of the two dwellings, when applying 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 sales, comparable #2 is the same property as the appellant's comparable #2. The comparables are located in the same assessment neighborhood as the subject property. The comparables have sites of 8,000 square feet of land area. The comparables are improved with 2-story dwellings of brick or vinyl siding exterior construction that contain 2,756 and 2,818 square feet of living area that are 71 or 76 years old. Each comparable has central air conditioning, four full bathrooms and a garage containing 312 or 480 square feet of building area.³ One comparable has a basement with finished area and one fireplace. The comparables sold in June 2021 and April 2024 for prices of \$370,000 and \$410,000 or \$131.30 and \$148.77 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.

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

³ The common comparable was reported by the board of review to have a garage with 312 square feet of building area that was not refuted by the appellant.

The parties submitted a total of four comparable sales for the Board's consideration, with one comparable being common to both parties. The Board finds neither party submitted comparables that were truly similar to the subject due to significant differences in number of dwellings, dwelling size, garage amenity, basement amenity and/or features. Additionally, three of the four sales occurred from 13 to 30 months prior to the January 1, 2024 assessment date. Nevertheless, the comparables sold from June 2021 to April 2024 for prices ranging from \$291,000 to \$410,000 or from \$97.59 to \$148.77 per square foot of living area, including land. The subject's assessment reflects a market value of \$491,854 or \$127.62 per square foot of living area, when using the combined living area of the two dwellings, including land, which falls within the range established by the comparable sales in this record on a price per square foot basis but is greater on an overall market value, which appears to be logical, given the subject has an additional second dwelling. After considering adjustments to the comparables for differences when compared to the subject, the Board finds no reduction in the subject's estimated market value as reflected by its assessment is 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: _____

November 25, 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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