



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

APPELLANT: Peter Kolch
DOCKET NO.: 24-01555.001-R-1
PARCEL NO.: 10-36-100-027

The parties of record before the Property Tax Appeal Board are Peter Kolch, 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: \$52,830
IMPR.: \$251,612
TOTAL: \$304,442

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 two-story dwelling of vinyl siding exterior construction with 3,872 square feet of living area. The dwelling was constructed in 2008 and is approximately 16 years old. Features of the home include an unfinished basement, 3 bathrooms, central air conditioning, two fireplaces on one stack, and a 550 square foot garage.¹ The property has an approximately 7,070 square foot site and is located in Mundelein, Fremont 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 sales located from .60 of a mile to 1.41-

¹ The parties disagreed on some characteristics of the subject dwelling. The Board finds the best evidence of the subject's features is found in its property record card supplied by the board of review which was not refuted by the appellant.

miles from the subject. None of the comparables have the same assigned assessment neighborhood code as the subject. The parcels range in size from 10,454 to 62,112 square feet of land area which are each improved with either a 1.5-story or a 2-story dwelling of wood siding exterior construction. The dwellings range in age from 23 to 31 years old and range in size from 3,416 to 4,008 square feet of living area. Each comparable has an unfinished basement, 2½ to 4 bathrooms, central air conditioning, a fireplace, and a garage ranging in size from 635 to 883 square feet of building area. The comparables sold from May to December 2023 for prices ranging from \$620,000 to \$780,201 or from \$174.60 to \$205.46 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduced total assessment of \$264,560 which would reflect a market value of approximately \$793,680 or \$204.98 per square foot of living area, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$304,442. The subject's assessment reflects a market value of \$913,417 or \$235.90 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.²

As part of a memorandum, the board of review asserted the subject property is located on the northern shores of Diamond Lake, with the dwelling separated from the water by a common community area with most owners installing and using piers on the common area to access the lake. The appellant's suggested sales are from outlying area with "non-lake view homes only." In contrast, the board of review sales depict the most recent sales of similar size lake view homes from the subject lake.

In support of its contention of the correct assessment, the board of review submitted information on three comparable sales located in the same neighborhood code as the subject and within .36 of a mile from the subject. The parcels range in size from 6,246 to 16,261 square feet of land area and are each improved with a two-story dwelling of Dryvit or vinyl siding exterior construction. The homes are range in age from 19 to 95 years old and range in size from 2,991 to 4,360 square feet of living area. Each comparable has a full basement, with finished area ranging from 450 to 1,225 square feet. Features include 2½, 4 or 4½ bathrooms, central air conditioning, one or two fireplaces, and a garage ranging in size from 650 to 837 square feet of building area. The comparables sold from June 2022 to July 2023 for prices ranging from \$800,000 to \$1,100,000 or from \$252.29 to \$267.47 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

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 issuance of this decision, the Department of Revenue has yet to publish Table 3 with the figures for tax year 2024.

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 eight suggested comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #2 and #3 along with board of review comparables #2 and #3, due to their older ages when compared to the 16-year-old subject.

The Board finds the best evidence of market value is found in the appellant's comparables #1, #4 and #5 as well as board of review comparable #1, which present varying degrees of similarity to the subject. The subject dwelling is newer than all four of the best suggested comparables, indicating upward adjustments to the comparables would be appropriate to make them more equivalent to the subject. The comparables differ from two properties in bathroom count when compared to the subject also necessitating adjustments to make them more equivalent to the subject. Likewise, there are differences in dwelling size, basement size, and/or basement finish when compared to the subject which also necessitate adjustments. On the other hand, the subject has the smallest garage feature when compared to the best comparable properties. The comparables sold from May to December 2023 for prices ranging from \$620,000 to \$809,500 or from \$174.60 to \$247.40 per square foot of living area, including land. The subject's assessment reflects a market value of \$913,417 or \$235.90 per square foot of living area, including land, which is above the range of the comparable sales in this record in terms of overall value and within the range on a per-square-foot of living area basis, which the Board finds to be logical as the subject dwelling is newer than each of the best comparables.

Based on this evidence and after considering appropriate adjustments to the comparable sales in the record for differences from the subject to make the comparables more equivalent to 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Peter Kolch, 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