



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

APPELLANT: KEN LAKIN  
DOCKET NO.: 24-01556.001-R-1  
PARCEL NO.: 16-18-101-024

The parties of record before the Property Tax Appeal Board are KEN LAKIN, the appellant, by attorney Andrew J. Rukavina, of The Tax Appeal Company, in Mundelein, 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:** \$155,020  
**IMPR.:** \$145,953  
**TOTAL:** \$300,973

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 brick exterior construction with 3,306 square feet of living area. The dwelling was constructed in 1987 and is approximately 37 years old. Features of the home include an unfinished basement, 2½ bathrooms, central air conditioning, a fireplace, and a 912 square foot garage. The property has an approximately 60,110 square foot site and is located in Lake Forest, West Deerfield 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 located within .22 of a mile from the subject with the same assigned assessment neighborhood code as the subject. The parcels contain either 59,240 or 60,110 square feet of land area which are each improved with a two-story dwelling of brick exterior construction. The dwellings range in age from 36 to 57 years old and range in size from 3,275 to 3,980 square feet of living area. Each comparable has a partial

basement with comparable #2 having finished area. Features include 2½, 4 or 4½ bathrooms, central air conditioning, one or two fireplaces, and a garage of either 704 or 713 square feet of building area. The comparables sold from May to October 2021 for prices ranging from \$830,000 to \$930,000 or from \$233.67 to \$268.26 per square foot of living area, including land. Based on this evidence, the appellant requested a reduced total assessment of \$279,263 which would reflect a market value of approximately \$837,789 or \$253.41 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 \$300,973. The subject's assessment reflects a market value of \$903,009 or \$273.14 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.<sup>1</sup>

In response to the appellant's evidence, the board of review asserted that each of the appellant's comparable sales occurred in 2021, dates more than 24 months prior to the assessment date at issue of January 1, 2024.

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales, none of which are located in the same neighborhood code as the subject. The comparables are within 1.08-miles from the subject. The parcels range in size from 26,620 to 55,321 square feet of land area and are each improved with either a 1-story, a 1.5-story or a 2-story dwelling of brick exterior construction. The homes are 36 to 62 years old, and range in size from 2,240 to 4,035 square feet of living area. Three of the comparables have basements, two of which have finished area. Features include 2½, 3 or 3½ bathrooms, central air conditioning, one or two fireplaces, and a garage ranging in size from 480 to 805 square feet of building area, with comparable #3 having two garages. The comparables sold from December 2022 to February 2024 for prices ranging from \$650,000 and \$1,180,000 or from \$290.18 to \$383.59 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Appellant's counsel in rebuttal argued that none of the three comparables presented by the board of review were appropriate comparisons to the subject. Two comparables were reported rehabbed in 2015 and 2010 whereas the subject has had no recent updates. Two comparables differ in dwelling size when compared to the subject and two comparables are not in the same township as the subject. The homes present differences in dwelling size, finished basement feature, fireplace count, bathroom count, and/or garage count. Two comparables also differ in design when compared to the subject.

### **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

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<sup>1</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 issuance of this decision, the Department of Revenue has yet to publish Table 3 with the figures for tax year 2024.

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 seven suggested comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to the appellant's comparable #2 along with board of review comparables #2, #3 and #4, due to their significantly older ages and/or finished basement features, when compared to the subject.

The Board finds the best evidence of market value consists of appellant's comparables #1 and #3 as well as board of review comparable #1, which have similarity to the subject in age, design, exterior construction, dwelling size, bathroom count, and some features. Adjustments to board of review comparable #1 is necessary for the difference in lot size, and dwelling size. Each comparable necessitates adjustments for basement size, and garage size to make the comparables more equivalent to the subject. These comparables sold from May 2022 to September 2023 for prices ranging from \$830,000 to \$885,000 or from \$253.44 to \$295.36 per square foot of living area, including land. The subject's assessment reflects a market value of \$903,009 or \$273.14 per square foot of living area, including land, which is above the best comparable sales in this record in terms of overall value and within the range of the best comparables on a per-square-foot of living area basis. Given the subject's larger dwelling size, and larger garage amenity, the Board finds the subject's overall higher value is logical on this record.

Based on this evidence, considering appropriate adjustments to the best 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

KEN LAKIN, by attorney:  
Andrew J. Rukavina  
The Tax Appeal Company  
28643 North Sky Crest Drive  
Mundelein, IL 60060

COUNTY

Lake County Board of Review  
Lake County Courthouse  
18 North County Street, 7th Floor  
Waukegan, IL 60085