



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

APPELLANT: Mark McMahon
DOCKET NO.: 24-01609.001-R-1
PARCEL NO.: 12-20-219-008

The parties of record before the Property Tax Appeal Board are Mark McMahon, 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 **a reduction** 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: \$103,033
IMPR.: \$105,395
TOTAL: \$208,428

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 split-level dwelling of frame exterior construction with 2,462 square feet of living area.¹ The dwelling was constructed in 1954 and is approximately 70 years old. Features of the home include a lower level with finished area, central air conditioning and a 231 square foot garage. The property has an approximately 11,550 square foot site and is located in Lake Bluff, Shields 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, where comparable #2 is the subject property, which was previously described. The appellant's comparables #1 and #3 have the

¹ The parties differ as to the design and fireplace count of the subject dwelling. The Board finds the best description of subject dwelling is found in the subject's property information printout provided by the board of review which contained a schematic diagram with dimensions of the improvements and an exterior photograph of the dwelling.

same assessment neighborhood code as the subject and are located approximately .11 or .27 of a mile from the subject property. The comparables have sites with approximately 12,841 or 15,764 square feet of land area. The comparables are improved with split-level dwellings of wood frame exterior construction with 2,010 or 2,239 square feet of living area.² The dwellings are 69 or 71 years old. The comparables each have a lower level with finished area and a garage with 483 or 506 square feet of building area. Comparable #3 has central air conditioning. The subject and the two comparables sold from April 2022 to December 2023 for prices ranging from \$526,000 to \$623,000 or from \$234.93 to \$308.46 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$208,428, which would reflect a market value of \$625,347 or \$254.00 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 \$221,004. The subject's assessment reflects a market value of \$663,078 or \$269.33 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.³

In support of its contention of the correct assessment the board of review submitted information on the same two comparable sales submitted by the appellant, which were previously described. The board of review also disclosed the subject was purchased in April 2022 for \$623,900 or \$253.41 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted two common comparable sales, as well as the sale of the subject property for the Board's consideration.

The Board has given some weight to the subject's sale and some weight to the two comparable sales. The Board finds the sale of the subject property for \$623,900 or \$253.41 per square foot of living area, including land, occurred 20 months prior to the lien date at issue, whereas the two common sales occurred more proximate to the January 1, 2024 assessment date. The Board

² The Board finds the best description of the comparables are found in the supplemental grid analysis and exterior photographs of the comparables provided by the appellant, which describes the dwellings as split-level designs that have lower levels with finished areas and no fireplace. This grid also revealed the subject property was purchased in April 2022 for \$623,900 or \$253.41 per square foot of living area, including land.

³ 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.

finds the two common comparables are relatively similar to the subject in location, dwelling size, design, age and some features and sold in September and December 2023 for prices of \$526,000 and \$620,000 or for \$234.93 and \$308.46 per square foot of living area, including land. The subject's assessment reflects a market value of \$663,078 or \$269.33 per square foot of living area, including land, which falls above the two best comparable sales in the record in terms of overall value and is bracketed by the comparables on a price per square foot value. However, giving some consideration to the sale of the subject property and after considering adjustments to the two common comparables for differences from the subject, the Board finds the subject's estimated market value as reflected by its assessment is excessive. Therefore, based on this record the Board finds a reduction in the subject's assessment commensurate with the appellant's request is 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

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: February 17, 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

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