



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

APPELLANT: Dana Simons
DOCKET NO.: 24-01635.001-R-1
PARCEL NO.: 10-34-304-008

The parties of record before the Property Tax Appeal Board are Dana Simons, the appellant, by attorney Arden Edelcup of Tax Appeals Lake County in Lake Zurich; 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: \$36,494
IMPR.: \$360,794
TOTAL: \$397,288

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 6,505 square feet of living area. The dwelling was constructed in 2009. Features of the home include a basement, central air conditioning, a fireplace, a 1,354 square foot garage and a 990 square foot inground swimming pool.¹ The property has an approximately 40,271 square foot site and is located in Hawthorn Woods, Fremont 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 properties that have the same assessment neighborhood code as the subject and are located from .03 to .29 of a mile from the subject property. The comparables have sites that range in size from 40,040 to 63,323 square feet of

¹ The size of the inground swimming pool is found in the subject's property record card submitted by the board of review.

land area. The comparables are improved with two-story dwellings of stone, brick or wood siding and brick exterior construction ranging in size from 4,138 to 5,672 square feet of living area.² The dwellings were built from 2008 to 2018. The comparables each have a basement with finished area, central air conditioning and a garage ranging from 784 to 1,134 square feet of building area. Two comparables each have two fireplaces. The comparables sold in May 2022 or May 2023 for prices ranging from \$740,000 to \$1,075,000 or from \$178.83 to \$189.53 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$348,298, which would reflect a market value of \$1,044,998 or \$160.65 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 \$397,288. The subject's assessment reflects a market value of \$1,191,983 or \$183.24 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 three comparable properties, which are the same properties as the appellant's comparables #3, #2 and #1, respectively, which were previously described. The board of review contended that the subject's valuation is supported by these three common comparables when taking into consideration the subject's inground swimming pool and extra-large garage. 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 record contains three common comparables submitted by the parties for the Board's consideration. The Board has given less weight to the appellant's comparable #3/board of review comparable #1 which sold in 2022, less proximate to the January 1, 2024 assessment date than the other sales in the record.

The Board finds the best evidence of market value to be parties' two remaining common comparable sales, which sold more proximate to the lien date at issue. The comparables are similar to the subject in location, design and age. However, the comparables are inferior to the subject in that the dwellings are either 13% or 27% smaller in size, the garages are also

² The Board finds the best description of the comparable #3 is found in the supplemental grid analysis submitted by the appellant, which contained a photograph and sketch of the improvements.

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.

considerably smaller in size and neither property has an inground swimming pool, suggesting upward adjustments would be required to make the comparables more equivalent to the subject. Conversely, the comparables have basement finish and an additional fireplace, when compared to the subject and the appellant's comparable #1/board of review comparable#3 has a larger site size, suggesting downward adjustments for these differences would be necessary. Nevertheless, these two comparables sold in May 2023 for prices of \$900,000 and \$1,075,000 or for \$188.36 and \$189.53 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,191,983 or \$183.24 per square foot of living area, including land, which falls above the two best comparable sales in the record in terms of overall market value but below the comparables on a price per square foot of living area basis. The subject's higher overall market value appears to be logical given the subject's larger dwelling size, larger garage size and inground swimming pool feature. Based on this record and after considering adjustments to the best comparables for differences from the subject, the Board finds a reduction in the subject's assessment is not warranted based on overvaluation.

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

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