



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

APPELLANT: Jamee Jacobson
DOCKET NO.: 24-01666.001-R-1
PARCEL NO.: 12-31-206-009

The parties of record before the Property Tax Appeal Board are Jamee Jacobson, 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: \$132,777
IMPR.: \$123,933
TOTAL: \$256,710

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 1-story dwelling of frame exterior construction with 2,566 square feet of living area.¹ The dwelling was constructed in 1958 and is approximately 66 years old. Features of the home include a basement, central air conditioning and a 675 square foot garage. The property has a 34,803 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 two comparable sales with the same neighborhood code as the subject. Comparable #3 was the sale of the subject property in March 2022 with a reported sale price of \$710,000 or \$276.70 per square foot of living area, including land. The two

¹ The Board finds the best description of the subject property was found in the subject's property information sheet which contained physical characteristics and an improvement sketch with dimensions.

comparables have sites with 34,450 or 62,726 square feet of land area and are improved with 1-story dwellings of frame exterior construction containing either 2,136 or 3,158 square feet of living area. The homes are 66 and 70 years old. The homes each have a basement and central air conditioning. Comparable #1 has an 805 square foot garage. The comparables sold in June and August 2023 for prices of \$450,000 and \$792,000 or \$210.67 and \$250.79 per square foot of living area, land included. Based on this evidence, the appellant requested a reduction in the subject's total assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$256,710. The subject's assessment reflects a market value of \$770,207 or \$300.16 per square foot of living area, land included, when using 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 three comparable sales with the same neighborhood code as the subject. The comparables have sites ranging in size from 20,495 to 63,162 square feet of land area and are improved with 1-story dwellings of frame exterior construction containing from 2,350 to 2,989 square feet of living area. The homes were built from 1957 to 1965, two of which have basements. Each home has central air conditioning and a garage ranging in size from 506 to 696 square feet of building area. The comparables sold from July 2022 to April 2023 for prices ranging from \$668,500 to \$1,140,000 or from \$284.47 to \$381.40 per square foot of living area, land included. The board of review also reported the subject sold in March 2022 for \$710,000 or \$276.70 per square foot of living area, including land. Based on this evidence, the board of review requested a 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 a total of five comparable sales and sale of the subject property for the Board's consideration. The Board gives less weight to the subject sale which occurred in March 2022 less proximate in time to the January 1, 2024, assessment date than the comparable sales in the record. The Board also gives less weight to board of review comparables #1 and #2 which sold in 2022, less proximate in time to the January 1, 2024, assessment date than the remaining comparables in the record.

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 drafting of this decision, the Department of Revenue has yet to publish figures for tax year 2024.

The Board finds the best evidence of market value to be appellant's comparables #1 and #2 along with board of review comparable #3 which sold most proximate in time to the assessment date at issue and have varying degrees of similarity to the subject in location, site size, age, dwelling size and features. The best comparables sold from April to August 2023 for prices ranging from \$450,000 to \$792,000 or from \$210.67 to \$284.47 per square foot of living area, including land. The subject's assessment reflects a market value of \$770,207 or \$300.16 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. After considering adjustments to the best comparables in this record for differences from the subject, the Board finds that the appellant did not demonstrate by a preponderance of the evidence that the subject property is overvalued. Therefore, based on the evidence, 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

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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