



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

APPELLANT: Diane Poljak
DOCKET NO.: 24-01674.001-R-2
PARCEL NO.: 12-31-403-011

The parties of record before the Property Tax Appeal Board are Diane Poljak, 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: \$149,829
IMPR.: \$432,921
TOTAL: \$582,750

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 41,440 square foot parcel improved with a 2-story dwelling of frame construction containing 3,902 square feet of living area. The dwelling was built in 2021 and is approximately 3 years old. Features of the home include 4½ bathrooms, unfinished basement, central air conditioning, and a garage containing 990 square feet of building area. The property is located in Lake Forest, Shields Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted a grid analysis with information on five comparable sales located from .28 to .72 of a mile from the subject, two of which are located in the same assessment neighborhood code as the subject property. The comparables have sites ranging in size from 20,282 to 41,382 square feet of land area that are improved with 1.75-story or 2-story dwellings of wood frame construction. The comparables range in size from 3,392 to 4,474 square feet of living area and

range in age from 28 to 41 years old. The comparables each feature from 1 to 5½ bathrooms,¹ unfinished basement, central air conditioning, 1 fireplace, and a garage with four garages reportedly ranging in size from 682 to 814 square feet of building area. The comparables sold from June 2023 to August 2024 for prices ranging from \$1,149,000 to \$1,750,000 or from \$300.24 to \$434.46 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's total assessment be reduced.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$631,171. The subject's assessment reflects a market value of \$1,893,702 or \$485.32 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 a grid analysis with information on three comparable sales located within the same assessment neighborhood code as the subject property. The board of review comparable #2 is the same property as appellant's comparable #5. The comparables have parcels ranging in size from 20,280 to 73,577 square feet of land area that are improved with 2-story dwellings of frame construction ranging in size from 3,706 to 4,028 square feet of living area. The dwellings were built from 1968 to 1998. Each dwelling features 4½ bathrooms, central air conditioning, and a garage ranging in size from 644 to 844 square feet of building area. The comparables sold from June 2022 to July 2023 for prices ranging from \$1,725,000 to \$1,985,000 or from \$434.46 to \$524.85 per square foot of living area, including land. Based on this evidence and argument, 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 a total of seven comparable sales including one common comparable for the Board's consideration. After analyzing the evidence submitted, the Board gave less weight to board of review comparables #1 and #3 that sold in 2022 which is less proximate in time to the January 1, 2024 assessment date at issue and is therefore less likely to reflect the subject's market value than the remaining comparables that sold more proximate in time to the lien date at issue.

¹ The appellant's grid discloses that comparable #2 has only one bathroom and no garage which is not consistent with the photo of this comparable given its dwelling size and a blacktop driveway which appears to lead to a multi-car garage.

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.

On this record, the Board finds the best evidence of market value to be appellant's comparables which includes the parties' common comparable, appellant's comparable #5/ board of review comparable #2. These five comparables sold proximate in time to the assessment date at issue and have varying degrees of similarity to the subject in location, design, dwelling size, and features. However, each comparable is older in age relative to the subject, meaning that upward adjustments to the overall values would be needed for this difference from the subject in order to make them more equivalent to the subject property.

The best comparables in this record sold from June 2023 to August 2024 for prices ranging from \$1,149,000 to \$1,750,000 or from \$300.24 to \$434.46 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,893,702 or \$485.32 per square foot of living area, including land, which falls above the range established by the best comparable sales in this record both in terms of overall value and on a price per square foot of living area basis. After considering adjustments to the best comparables in this record for differences from the subject such as age, the Board finds that the appellant established by a preponderance of the evidence that the subject property is overvalued. Therefore, the Board finds that a reduction in the subject's assessment is 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

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

APPELLANT

Diane Poljak, 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