



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

APPELLANT: Nancy Taubensee  
DOCKET NO.: 24-01675.001-R-1  
PARCEL NO.: 12-31-404-013

The parties of record before the Property Tax Appeal Board are Nancy Taubensee, 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:** \$151,765  
**IMPR.:** \$375,201  
**TOTAL:** \$526,966

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 2-story dwelling of frame construction with 5,537 square feet of living area. The dwelling was constructed in 1960 and is approximately 64 years old. Features of the home include an unfinished basement, central air conditioning, and a garage containing 1,138 square feet of building area. The property has a 44,820 square foot site and 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 three comparable sales located from .69 of a mile to 1.26 miles from the subject and in the same assessment neighborhood code as the subject property. The comparables have sites ranging in size from 47,354 to 67,518 square feet of land area that are improved with 2-story dwellings of wood frame construction. The comparables range in size from 4,540 to 5,774 square feet of living area and range in age from

64 to 69 years old. Each comparable features an unfinished basement, central air conditioning, 1 fireplace, and a garage ranging in size from 460 to 704 square feet of building area. The comparables sold from March 2022 to May 2024 for prices ranging from \$1,005,000 to \$1,350,000 or from \$174.06 to \$262.11 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 \$526,966. The subject's assessment reflects a market value of \$1,581,056 or \$285.54 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.<sup>1</sup>

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 #3 is the same property as appellant's comparable #2. The comparables have parcels ranging in size from 14,910 to 126,324 square feet of land area that are improved with 2-story dwellings of frame construction ranging in size from 5,397 to 5,757 square feet of living area. The dwellings were built from 1912 to 1956. Each dwelling features an unfinished basement, and central air conditioning. Two comparables have a garage containing 460 or 546 square feet of building area. Comparable #1 also features a frame utility shed. The comparables sold in February or June 2022 for prices ranging from \$1,350,000 to \$1,800,000 or from \$234.50 to \$333.52 per square foot of living area, including land. The board of review also submitted a copy of the property information sheet disclosing that the subject property sold in April 2021 for a price of \$1,610,000 which was not refuted by the appellant.

### **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 parties submitted a total of five comparable sales including the parties' common comparable for the Board's consideration. After analyzing the evidence submitted, the Board gave less weight to board of review comparable #2 due to its substantially older age relative to the subject and based on lacking a garage which is a feature of the subject property. The Board also gave less weight to appellant's comparable #3 due to its significantly smaller dwelling size relative to the subject.

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

On this record, the Board finds the remaining three comparables which includes the parties' common comparable to be relatively similar to the subject in location, dwelling size, age, and features. The most similar overall comparables in this record sold from February to June 2022 for prices ranging from \$1,005,000 to \$1,800,000 or from \$174.06 to \$333.52 per square foot of living area, land included. The subject's assessment reflects a market value of \$1,581,056 or \$285.54 per square foot of living area, including land, which falls within 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. Additionally, the subject's sale in April 2021 for a price of \$1,610,000 which is higher than its market value of \$1,581,056 as reflected by the assessment lends further support for the subject's current assessment.

Based on this record and after considering all the comparables submitted by the parties and after considering adjustments to the best comparables in this record for differences from the subject, the Board finds that the appellant did not establish 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 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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