



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

APPELLANT: Andrew Pavacic
DOCKET NO.: 24-01677.001-R-1
PARCEL NO.: 12-33-123-022

The parties of record before the Property Tax Appeal Board are Andrew Pavacic, 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: \$100,979
IMPR.: \$195,290
TOTAL: \$296,269

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 9,000 square foot site improved with a 2-story dwelling of frame construction containing 2,270 square feet of living area. The dwelling was constructed in 1895 and is approximately 129 years old. Features of the home include an unfinished basement, central air conditioning, 1 fireplace, and a garage containing 360 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 three comparable sales located from .18 to .64 of a mile from the subject and in the same assessment neighborhood code as the subject property. The comparables have sites ranging in size from 3,001 to 17,237 square feet of land area that are improved with 1.5-story or 2-story dwellings of wood frame exterior construction. The comparables range in size from 2,020 to 2,430 square feet of living area and range in age

from 110 to 164 years old. Each comparable features an unfinished basement and a garage ranging in size from 352 to 528 square feet of building area. One comparable has central air conditioning and two comparables each have 1 fireplace. The comparables sold from January to October 2023 for prices ranging from \$500,000 to \$880,000 or from \$226.45 to \$435.64 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 \$296,269. The subject's assessment reflects a market value of \$888,896 or \$391.58 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.¹

In support of its contention of the correct assessment, the board of review submitted a grid analysis with information on four comparable sales located within the same assessment neighborhood code as the subject property. The board of review comparables #4 is the same property as appellant's comparable #3. The comparables have parcels ranging in size from 7,000 to 17,237 square feet of land area that are improved with 2-story dwellings of frame construction ranging in size from 2,020 to 2,547 square feet of living area. The dwellings were built from 1900 to 1920. Each dwelling features an unfinished basement and a garage ranging in size from 360 to 528 square feet of building area. The comparables sold from July 2022 to July 2024 for prices ranging from \$880,000 to \$1,250,000 or from \$376.91 to \$496.82 per square foot of living area, including land.

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 six 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 comparable #1 based on this sale occurring in 2022 which is the least proximate in time to the January 1, 2024 assessment date at issue of all the sales in this record.

The Board finds the remaining comparables (which includes the parties' common comparable) to be overall similar to the subject in location, design, dwelling size, and most features. These remaining comparable sold from January 2023 to July 2024 for prices ranging from \$500,000 to \$995,000 or from \$226.45 to \$435.64 per square foot of living area, land included. The subject's assessment reflects a market value of \$888,896 or \$391.58 per square foot of living

¹ 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.

area, including land, which is within the range established by the best comparable sales in this record both in terms of overall value and is on a price per square foot of living area basis.

Based on this record 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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