



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

APPELLANT: Simon Moore
DOCKET NO.: 24-01850.001-R-1
PARCEL NO.: 16-07-303-032

The parties of record before the Property Tax Appeal Board are Simon Moore, 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: \$129,063
IMPR.: \$437,547
TOTAL: \$566,610

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 brick exterior construction with 4,858 square feet of living area.¹ The dwelling was constructed in 1989 and is approximately 35 years old. The dwelling has a reported effective age of 2011 due to remodeling in 2020 and 2023. Features of the home include a basement with finished area, central air conditioning, two fireplaces and a garage with 682 square feet of building area. The property is located in Lake Forest, West Deerfield 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 same assessment neighborhood code as the subject and are located within .47 of a mile from the subject property.

¹ The Board finds the best description of the subject is found in the subject's property record card submitted by the board of review, which was not refuted by the appellant.

The comparables are improved with 2-story dwellings of wood frame exterior construction ranging in size from 3,933 to 4,024 square feet of living area. The dwellings are 35 or 36 years old. Each comparable has an unfinished basement, central air conditioning, a fireplace and a garage ranging in size from 704 to 748 square feet of building area. The comparables sold in March or May 2023 for prices ranging from \$1,130,000 to \$1,275,000 or from \$287.31 to \$316.85 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$476,036, which would reflect a market value of \$1,428,251 or \$294.00 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 \$566,610. The subject's assessment reflects a market value of \$1,700,000 or \$349.94 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 two comparable properties that have the same assessment neighborhood code as the subject. The comparables are improved with 1.75-story or 2-story dwellings of brick or stucco exterior construction containing 3,470 or 4,331 square feet of living area. The dwellings are 18 or 30 years old. The comparables each have a basement with finished area, central air conditioning, either two or five fireplaces and a garage containing 748 or 749 square feet of building area. The comparables sold in March and June 2024 for prices of \$1,600,000 and \$1,677,500 or for \$387.32 and \$461.10 per square foot of living area, including land. 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 parties submitted five comparable sales for the Board's consideration. The Board has given less weight to board of review comparable #2 which has a dwelling that is 29% smaller than the subject.

The Board finds the appellant's comparables and board of review comparable #1 sold proximate in time to the January 1, 2024 assessment date at issue and are similar to the subject in location and design. However, the Board finds all four comparables have dwellings that are from 11% to 19% smaller than the subject and the appellant's three comparables lack basement finish, a

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.

feature of the subject, suggesting upward adjustments would be required to make the comparables more equivalent to the subject. Nevertheless, these four comparables sold from March 2023 to June 2024 for prices ranging from \$1,130,000 to \$1,677,500 or from \$287.31 to \$387.32 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,700,000 or \$349.94 per square foot of living area, including land, which falls above the range established by the best comparable sales in the record in terms of overall market value but within the range 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 superior dwelling size and basement finish. 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

AGENCY

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