



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

APPELLANT: Benjamin Rissman
DOCKET NO.: 24-01859.001-R-2
PARCEL NO.: 16-16-303-048

The parties of record before the Property Tax Appeal Board are Benjamin Rissman, 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: \$114,717
IMPR.: \$314,244
TOTAL: \$428,961

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 wood siding exterior construction with 4,998 square feet of living area. The dwelling was constructed in 2011 and is approximately 13 years old. Features of the home include an unfinished basement, central air conditioning, two fireplaces and a 1,032 square foot garage. The property has an approximately 46,610 square foot site and is located in Highland Park, 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 five comparable sales located from 0.29 of a mile to 1.65 miles from the subject property. Comparables #2 and #5 have 43,198 or 67,082 square foot sites, respectively. The sites are improved with 2-story dwellings of wood frame exterior construction ranging in size from 4,011 to 5,368 square feet of living area. The dwellings range in age from 37 to 48 years old. Each comparable has an unfinished basement, central air conditioning, one

fireplace and a garage ranging in size from 528 to 985 square feet of building area. The properties sold from February to July 2023 for prices ranging from \$800,000 to \$1,240,000 or from \$160.21 to \$233.92 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$304,848 which reflects a market value of \$914,635 or \$183.00 per square foot of living area, land included, when applying 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 \$428,961. The subject's assessment reflects a market value of \$1,287,012 or \$257.51 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 information on three comparable sales located from 0.35 of a mile to 1.73 miles from the subject property. Comparable #1 has a 39,600 square foot site. The sites are improved with 2-story dwellings of brick exterior construction ranging in size from 4,961 to 5,453 square feet of living area. The homes range in age from 13 to 30 years old. Each comparable has a basement, with one having finished area. Each dwelling has central air conditioning, one to three fireplaces and a garage ranging in size from 642 to 1,144 square feet of building area. The properties sold from May 2022 to January 2024 for prices ranging from \$1,300,000 to \$1,800,000 or from \$243.17 to \$343.77 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 eight comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables which are from 24 to 35 years older in age when compared to the subject.

The Board finds the best evidence of market value to be the board of review's comparables which are more similar to the subject in age, design, dwelling size and some features. However, two of these comparables lack any site size, and one property sold in 2022, suggesting adjustments are needed to make these properties more equivalent to the subject. These comparables sold from May 2022 to January 2024 for prices ranging from \$1,300,000 to \$1,800,000 or from \$243.17 to \$343.77 per square foot of living area, including land. The

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.

subject's assessment reflects a market value of \$1,287,012 or \$257.51 per square foot of living area, including land, which falls below the range established by the best comparable sales in this record on an overall market value basis and within the range on a per square foot basis. After considering adjustments to the best comparables for differences from the subject, the Board finds no reduction in the subject's assessment is warranted.

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

Benjamin Rissman, 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