



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

APPELLANT: Jared Cohen  
DOCKET NO.: 24-01862.001-R-1  
PARCEL NO.: 16-22-403-009

The parties of record before the Property Tax Appeal Board are Jared Cohen, 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:** \$61,601  
**IMPR.:** \$260,262  
**TOTAL:** \$321,863

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 2,961 square feet of living area. The dwelling was constructed in 2004 and is approximately 20 years old. Features of the home include a basement with finished area, central air conditioning, a fireplace and a 504 square foot garage. The property has an approximately 10,407 square foot site and is located in Highland Park, Moraine 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 0.24 of a mile to 1.39 miles from the subject property. The comparables have sites that range in size from 7,301 to 15,015 square feet of land area and are improved with 2-story dwellings of wood frame exterior construction ranging in size from 2,460 to 3,415 square feet of living area. The dwellings range in age from 27 to 114 years old. Each comparable has a basement with zero square feet of

finished area. Each dwelling has central air conditioning and a garage ranging in size from 294 to 813 square feet of building area. Four homes each have one fireplace. The properties sold from March 2023 to August 2024 for prices ranging from \$617,350 to \$1,015,000 or from \$250.96 to \$318.11 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$252,647 which reflects a market value of \$758,017 or \$256.00 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 \$321,863. The subject's assessment reflects a market value of \$965,686 or \$326.13 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 information on three comparable sales located within 0.70 of a mile from the subject property. The comparables have sites that range in size from 8,256 to 8,923 square feet of land area and are improved with 2-story dwellings of wood siding exterior construction ranging in size from 2,700 to 3,083 square feet of living area. The homes range in age from 6 to 25 years old. Each comparable has a basement, with two having finished area. Each dwelling has central air conditioning and a garage ranging in size from 420 to 519 square feet of building area. Two homes have one or two fireplaces. The properties sold from June to December 2024 for prices ranging from \$956,000 to \$1,180,000 or from \$310.09 to \$416.67 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 appellant comparables #1, #2, #3 and #5 along with board of review comparables #2 and #3 which are less similar to the subject in location and/or age than other properties in the record.

The Board finds the best evidence of market value to be appellant comparable #4 and board of review comparable #1 which are more similar to the subject in location, age, design, dwelling size and most features. These two comparables sold in April 2023 and November 2024 for

---

<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.

prices of \$956,000 and \$1,015,000 or \$297.22 and \$310.09 per square foot of living area, including land. The subject's assessment reflects a market value of \$965,686 or \$326.13 per square foot of living area, including land, which is bracketed by the two best comparable sales in this record on an overall market value basis and falls above the two best comparables on a per square foot basis. Given the subject's somewhat smaller dwelling size and finished basement, relative to the two best comparables, a higher per square foot value appears logical. Therefore, after considering appropriate adjustments to the best comparables for differences from the subject, the Board finds the subject's assessment is justified and a reduction in the subject's assessment is not 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

\_\_\_\_\_  
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

Jared Cohen, 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