



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

APPELLANT: Richard Ryder
DOCKET NO.: 24-01943.001-R-1
PARCEL NO.: 16-36-122-003

The parties of record before the Property Tax Appeal Board are Richard Ryder, 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 **A Reduction** 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: \$70,591
IMPR.: \$126,907
TOTAL: \$197,498

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 1-story dwelling of brick exterior construction with 1,619 square feet of living area. The dwelling was constructed in 1951 and is approximately 73 years old. The board of review disclosed the subject has an effective age of 1987. Features of the home include a basement with finished area, central air conditioning, one fireplace and a 286 square foot garage. The property has an approximately 7,802 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 two comparable sales one of which is located 0.45 of a mile from the subject and both in the same assessment neighborhood code as the subject property. Appellant comparable #3 is a duplicate of comparable #2. The comparables have sites with 5,201 and 5,232 square feet of land area and are improved with 1-story dwellings of wood frame

exterior construction that have 1,362 or 1,590 square feet of living area. The dwellings are 66 or 70 years old. One comparable has a basement with “0” finished area and one comparable lacks a basement foundation. The dwellings have central air conditioning, one fireplace and a 264 or 322 square foot garage. The properties sold in May 2022 and June 2023 for prices of \$435,000 and \$550,000 or \$319.38 and \$345.91 per square foot of living area, land included. Based on this evidence, the appellant requested the subject’s total assessment be reduced to \$197,498 which reflects a market value of \$592,553 or \$366.00 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 \$202,937. The subject's assessment reflects a market value of \$608,872 or \$376.08 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 within 0.63 of a mile from the subject property. The comparables have sites that range in size from 5,200 to 9,229 square feet of land area and are improved with 1-story dwellings of brick or wood siding exterior construction ranging in size from 1,134 to 1,285 square feet of living area. The homes range in age from 65 to 71 years old. Two comparables have a basement with finished area and one comparable lacks a basement foundation. Each dwelling has central air conditioning, one home has a fireplace and two comparables have a 400 square foot garage. The properties sold in October and November 2023 for prices ranging from \$449,000 to \$570,000 or from \$382.45 to \$443.58 per square foot of living area, land included.

The board of review also submitted a copy of the subject’s property record card which includes notes stating: “properties that are 20 yrs beyond a useful life of 50 yrs are adjusted to the average of the yr built & the current yr (2022) repairs maintenance & updates are assumed to have been made to keep the property functioning,” which appears to support their opinion of the subject’s effective year built of 1987. The subject’s property record card disclosed a permit was issued in August 2021 totaling \$8,500 with a stated purpose for a remodel.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

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.

Initially, the Board finds the board of review offered no documentation to support their assumption that the subject property has been repaired, maintained or updated which is the basis of the subject's stated effective age.

The parties submitted five comparable sales for the Board's consideration, as one property submitted by the appellant was submitted twice. The Board gives less weight to appellant comparable #1 and board of review comparable #3 which lack a basement foundation and/or sold in 2022, less proximate to the January 1, 2024 assessment date than other properties in the record.

The Board finds the best evidence of market value to be appellant comparable #2 and board of review comparables #1 and #2 which sold proximate to the assessment date at issue and are more similar to the subject in location, age, design and foundation type. However, these properties present varying degrees of similarity to the subject in site size, dwelling size, finished basement area and garage capacity, suggesting adjustments are needed to make these properties more equivalent to the subject. These best comparables sold from June to November 2023 for prices ranging from \$475,000 to \$570,000 or from \$345.91 to \$443.58 per square foot of living area, including land. The subject's assessment reflects a market value of \$608,872 or \$376.08 per square foot of living area, including land, which falls above 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 appropriate adjustments to the best comparables for differences from the subject, the Board finds the subject's assessment is excessive and a reduction in the subject's assessment, commensurate with the appellant's request, 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

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