



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

APPELLANT: Ryan Daniels
DOCKET NO.: 24-01944.001-R-2
PARCEL NO.: 16-36-211-002

The parties of record before the Property Tax Appeal Board are Ryan Daniels, 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: \$172,786
IMPR.: \$673,196
TOTAL: \$845,982

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 stone exterior construction with 6,517 square feet of living area. The dwelling was constructed in 2013 and is approximately 11 years old. Features of the home include a basement with finished area, central air conditioning, four fireplaces and a 1,021 square foot garage. The property has an approximately 29,488 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 0.39 of a mile to 1.56 miles from the subject property. The comparables have sites that range in size from 24,677 to 55,639 square feet of land area and are improved with 2-story or 2.5-story dwellings of wood frame exterior construction ranging in size from 5,377 to 7,464 square feet of living area. The dwellings range in age from 22 to 101 years old. Each comparable has a basement with "0"

finished basement area, central air conditioning, one fireplace and a garage ranging in size from 686 to 1,222 square feet of building area. The properties sold from February to August 2023 for prices ranging from \$1,750,000 to \$2,525,000 or from \$295.26 to \$427.75 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$658,151 which reflects a market value of \$1,974,650 or \$303.00 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 \$845,982. The subject's assessment reflects a market value of \$2,538,200 or \$389.47 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 four comparable sales located from 0.93 of a mile to 1.51 miles from the subject property. The comparables have sites that range in size from 17,613 to 47,090 square feet of land area and are improved with 2-story dwellings of brick, stone, stucco or wood siding exterior construction ranging in size from 5,178 to 6,456 square feet of living area. The homes range in age from 6 to 20 years old. Each comparable has a basement with finished area, central air conditioning, one to four fireplaces and a garage ranging in size from 693 to 990 square feet of building area. The properties sold from December 2023 to August 2024 for prices ranging from \$2,300,000 to \$2,785,000 or from \$431.38 to \$445.16 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 nine comparable sales for the Board's consideration. The Board finds both parties submitted properties that differ from the subject in location, age, site size and dwelling size. Nevertheless, the Board gives less weight appellant comparables #4 and #5 which are least similar to the subject in age, design and/or site size.

The Board finds the best evidence of market value to be appellant comparables #1, #2 and #3 along with the board of review's comparables which sold proximate to the assessment date at issue and are similar to the subject in design, dwelling size and some features. However, these properties present varying degrees of similarity to the subject in proximity, age, site size,

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.

finished basement area and garage capacity, suggesting adjustments are needed to make these properties more equivalent to the subject. These best comparables sold from February 2023 to August 2024 for prices ranging from \$1,750,000 to \$2,785,000 or from \$295.26 to \$445.16 per square foot of living area, including land. The Board finds board of review comparable #3 is the most similar comparable in the record, which sold in January 2024 for a price of \$2,785,000 or \$431.38 per square foot of living area, land included. The subject's assessment reflects a market value of \$2,538,200 or \$389.47 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record and is further supported by board of review comparable #3, the most similar property in the record. 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

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

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