



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

APPELLANT: Jerry Ming
DOCKET NO.: 24-01977.001-R-1
PARCEL NO.: 06-27-301-011

The parties of record before the Property Tax Appeal Board are Jerry Ming, 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: \$35,869
IMPR.: \$95,632
TOTAL: \$131,501

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 2,255 square feet of living area. The dwelling was constructed in 1971 and is approximately 53 years old. Features of the home include a basement with finished area, central air conditioning, two fireplaces, an inground swimming pool, a tennis court and a 500 square foot garage. The property has a 22,769 square foot site and is located in Grayslake, Avon Township, Lake County.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument the appellant submitted information on nine equity comparables located within .84 of a mile from the subject. The comparables consist of 2-story dwellings of wood frame exterior construction ranging in size from 2,176 to 2,344 square feet of living area. The homes range in age from 18 to 53 years old. Each dwelling has a basement,

central air conditioning and a garage ranging in size from 348 to 822 square feet of building area. Seven comparables each have one fireplace. The comparables have improvement assessments ranging from \$76,747 to \$101,367 or from \$33.90 to \$44.27 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$131,501. The subject property has an improvement assessment of \$95,632 or \$42.41 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on four equity comparables located from .40 of a mile to 1.2 miles from the subject. Comparable #2 is the property as appellant's comparable #3. The comparables consist of 2-story dwellings of vinyl siding exterior construction ranging in size from 2,107 to 2,559 square feet of living area. The homes are 24 to 30 years old. Each dwelling has a basement, two of which have finished area, central air conditioning, one fireplace and a garage ranging in size from 420 to 822 square feet of building area. The comparables have improvement assessments ranging from \$92,900 to \$102,852 or from \$40.19 to \$44.09 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill. Admin. Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity, and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill. Admin. Code §1910.65(b). 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 a total of 12 equity comparables to support their respective positions before the Property Tax Appeal Board as one comparable is common to both parties. The Board gives less weight to appellant's comparables #3 and #5 through #9, as well as the board of review comparables which are less similar to the subject in age and/or location.

The Board finds the best evidence of assessment equity to be appellant's comparables #1, #2 and #4 which overall are more similar to the subject in location, age and dwelling size. However, upward adjustments are required to these comparables for features such as lack of finished basement area, inground swimming pool and tennis court. These comparables have improvement assessments that range from \$76,747 to \$87,954 or from \$33.90 to \$40.27 per square foot of living area. The subject's improvement assessment of \$95,632 or \$42.41 per square foot of living area falls above the range established by the best comparables in this record which is logical due to the subject's superior features. Based on this record and after considering adjustments to the best comparables for differences in features from the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is not justified.

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

Jerry Ming, 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