



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

APPELLANT: Joanna Koperski  
DOCKET NO.: 24-02015.001-R-1  
PARCEL NO.: 10-25-425-016

The parties of record before the Property Tax Appeal Board are Joanna Koperski, 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:** \$18,762  
**IMPR.:** \$76,562  
**TOTAL:** \$95,324

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 1.5-story dwelling of vinyl siding exterior construction with 1,386 square feet of living area. The dwelling was constructed in 1949 and is approximately 75 years old. Features of the home include a full basement with finished area, central air conditioning, a fireplace, two baths, and an 810 square foot garage.<sup>1</sup> The property has a 7,200 square foot site and is located in Mundelein, Fremont 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 four equity comparables located within the same neighborhood as the subject, one of which is within .11 of a mile from the subject. The comparables consist of 1.5-story dwellings of wood frame exterior

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<sup>1</sup> The Board finds the best description of the subject property was the property record card submitted by the board of review.

construction ranging in size from 1,338 to 1,454 square feet of living area. The homes are 82 to 85 years old. Each dwelling has one or two baths and central air conditioning. Three comparables each have one fireplace and three comparables each have a garage ranging in size from 440 to 484 square feet of building area. The comparables have improvement assessments ranging from \$64,216 to \$72,020 or from \$45.93 to \$51.89 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 \$102,188. The subject property has an improvement assessment of \$83,426 or \$60.19 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on two equity comparables located within 543 feet of the subject. The comparables consist of 1.5-story dwellings of vinyl siding or brick exterior construction containing 1,221 or 1,770 square feet of living area. The homes are 73 or 86 years old and have basements, one with finished area. Each dwelling has one or two baths and a 506 or a 540 square foot garage. The comparables have improvement assessments of \$69,653 and \$110,207 or \$57.05 and \$62.26 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted a total of six equity comparables to support their respective positions before the Property Tax Appeal Board. The Board gives less weight to appellant's comparable #1 which lacks a garage and to board of review comparable #1 due to difference in dwelling size when compared to the subject.

The Board finds the best evidence of assessment equity to be appellant's comparables #2, #3 and #4 along with board of review comparable #2 which overall are more similar to the subject in location, age, dwelling size and features. However, the comparables lack finished basement area and have smaller garages suggesting upward adjustments are necessary to make them more equivalent to the subject. The comparables have improvement assessments that range from \$64,216 to \$72,020 or from \$45.93 to \$57.05 per square foot of living area. The subject's improvement assessment of \$83,426 or \$60.19 per square foot of living area falls above the range established by the best comparables in this record. After considering adjustments to the best comparables for differences from the subject, the Board finds the appellant demonstrated with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is 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



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: March 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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