



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

APPELLANT: Daniel Cohen
DOCKET NO.: 24-02075.001-R-1
PARCEL NO.: 16-30-205-019

The parties of record before the Property Tax Appeal Board are Daniel 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: \$72,834
IMPR.: \$130,027
TOTAL: \$202,861

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 wood siding exterior construction with 2,196 square feet of living area. The dwelling was constructed in 1976 and is approximately 48 years old. Features of the home include a basement with finished area, central air conditioning, and a 2-car garage with 529 square feet of building area. The property has a 14,897 square foot site and is located in Deerfield, West Deerfield Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$527,000 as of January 1, 2024. The appraisal was prepared by R. Steven Kephart, a certified residential real estate appraiser, for ad valorem tax purposes.

Under the sales comparison approach, the appraiser selected four comparable sales located from 0.30 to 0.72 of a mile from the subject. The comparables are improved with 2-story homes ranging in size from 2,054 to 2,644 square feet of living area, with varying degrees of similarity to the subject in age, site size, and features. The comparables sold from February 2022 to October 2023 for prices ranging from \$480,000 to \$560,500 or from \$196.27 to \$265.34 per square foot of living area, including land. The appraiser made adjustments to the 2022 sales for date of sale and/or sale or financing concessions, and then adjusted the comparables for differences from the subject to arrive at adjusted prices from \$522,100 to \$533,600. The appraiser concluded a value for the subject of \$527,000 as of January 1, 2024.

Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the appraised value conclusion.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$202,861. The subject's assessment reflects a market value of \$608,644 or \$277.16 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 0.17 to 0.76 of a mile from the subject. The parcels range in size from 11,250 to 13,992 square feet of land area, with comparables #1 and #2 noted to back to a pond like the subject. The comparables are improved with 1-story homes ranging in size from 1,730 to 2,510 square feet of living area that are from 52 to 99 years old. Each home has a basement, three of which have finished area, central air conditioning, and a garage ranging in size from 440 to 552 square feet of building area. The comparables sold from May 2022 to August 2023 for prices ranging from \$537,500 to \$800,000 or from \$270.92 to \$389.03 per square foot of living area, including land.

The board of review noted its comparables are 1-story ranch homes like the subject located within the same school district and market area as the subject. Comparables #1 and #2 are located within the subject's Lake Eleanor development. The board of review contended the appraisal sales differ from the subject in their 2-story design, two sales occurred in 2022, and appraisal sale #1 was noted to be a tear down in the listing sheet, which the board of review presented. The board of review presented a listing history for appraisal sale #2, noting it sold in two days above the list price; a listing history for appraisal sale #3, noting this was an older sale; and a listing history for appraisal sale #4, noting this was an older sale. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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

¹ Section 1910.50(c)(1) of the Board's procedural rules 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 § 1910.50(c)(1). As of the development of this Final Administrative decision, the Department of Revenue has not published figures for tax year 2024.

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 appellant presented an appraisal and the board of review presented four comparable sales in support of their respective positions before the Board. The Board gives less weight to the appraised value conclusion as the appraiser selected comparables that are 2-story homes compared to the subject's 1-story home, when recent sales of 1-story homes were available as shown by the board of review's comparables. Moreover, two of these appraisal sales sold in 2022, less proximate in time to the assessment date. The Board also gives less weight to the board of review's comparable #2, which also sold in 2022, and to the board of review's comparable #4, which is a substantially smaller home than the subject.

The Board finds the best evidence of market value to be the board of review's comparables #1 and #3, which sold more proximate in time to the assessment date and are similar to the subject in dwelling size, location, site size, and some features, although one comparable is a much older home than the subject that does not back to a pond like the subject and lacks finished basement area that is a feature of the subject, suggesting upward adjustments to this comparable would be needed to make it more equivalent to the subject. These comparables sold for prices of \$680,000 and \$800,000 or \$270.82 and \$320.64 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$608,644 or \$277.16 per square foot of living area, including land, which is below the two best comparable sales in terms of total market value and bracketed by the best comparables on a per square foot basis. Based on this evidence and after considering appropriate adjustments to the best comparables for differences from the subject, the Board finds 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



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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