



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

APPELLANT: Benjamin Min
DOCKET NO.: 24-02077.001-R-1
PARCEL NO.: 14-01-101-048

The parties of record before the Property Tax Appeal Board are Benjamin Min, 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: \$51,938
IMPR.: \$260,693
TOTAL: \$312,631

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 4,591 square feet of living area. The dwelling was constructed in 2004 and is approximately 20 years old. Features of the home include a basement with finished area,¹ central air conditioning, and an 1,196 square foot garage. The property has a 56,948 square foot site and is located in Long Grove, Ela Township, Lake County.

The appellant contends assessment inequity regarding the improvement as the basis of the appeal. In support of this argument the appellant submitted information on three equity comparables located within the same assessment neighborhood code as the subject, two of which are within 0.38 of a mile from the subject. The comparables are improved with 2-story homes ranging in size from 4,402 to 4,624 square feet of living area that are approximately 19 or 20

¹ The board of review reported the subject has finished basement area, which was not refuted by the appellant.

years old. Each home has a basement, central air conditioning, and a garage ranging in size from 715 to 1,125 square feet of building area. The comparables have improvement assessments ranging from \$246,506 to \$262,211 or from \$55.30 to \$56.71 per square foot of living area. Based on this evidence the appellant requested a reduction in the subject's improvement assessment to \$257,096.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$312,631. The subject property has an improvement assessment of \$260,693 or \$56.78 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on three equity comparables located within 0.38 of a mile from the subject. Comparables #1 and #2 are the same properties as the appellant's comparables #1 and #2, described above. Comparable #3 is a 2-story home with 4,280 square feet of living area. The dwelling was built in 2005 and is approximately 19 years old. This comparable has a basement, central air conditioning, and a 1,067 square foot garage. This property has an improvement assessment of \$238,014 or \$55.61 per square foot of living area. Based on this evidence, the board of review requested the subject's assessment be sustained.

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 record contains a total of four equity comparables, with two common comparables, for the Board's consideration. The Board gives less weight to the appellant's comparable #2/board of review's comparable #2 and the appellant's comparable #3, which each have a much smaller garage than the subject. The Board finds the best evidence of assessment equity to be the appellant's comparable #1/board of review's comparable #1 and the board of review's comparable #3, which are similar to the subject in dwelling size, age, location, and most features, although these comparables lack finished basement area that is a feature of the subject, suggesting upward adjustments to these comparables would be needed to make them more equivalent to the subject. These comparables have improvement assessments of \$238,014 and \$262,211 or \$55.61 and \$56.71 per square foot of living area, respectively. The subject's improvement assessment of \$260,693 or \$56.78 per square foot of living area is bracketed by the best two comparables in terms of total improvement assessment and falls just above the best comparables on a per square foot basis, which the Board finds to be supported after considering appropriate adjustments to the best comparables for differences from the subject. Based on this record 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



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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