



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

APPELLANT: Brian Zgonina  
DOCKET NO.: 24-02108.001-R-1  
PARCEL NO.: 14-22-403-033

The parties of record before the Property Tax Appeal Board are Brian Zgonina, 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:** \$83,855  
**IMPR.:** \$319,462  
**TOTAL:** \$403,317

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 two-story dwelling of brick and frame exterior construction with 5,446 square feet of living area. The dwelling was constructed in 2014 and is approximately 10 years old. Features of the home include a walkout basement, central air conditioning, two fireplaces, a garage with 1,039 square feet of building area and an inground swimming pool.<sup>1</sup> The property has a 32,997 square foot site and is located in Kildeer, Ela Township, Lake County.

The appellant contends assessment inequity with respect to the improvement assessment as the basis of the appeal. In support of this argument, the appellant submitted information on nine equity comparables that have the same assessment neighborhood code as the subject and are

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<sup>1</sup> The subject's property record card provided by the board of review revealed the subject has a walkout basement and a 665 square foot inground swimming pool, which were not disclosed or refuted by the appellant.

located within the same block and within .14 of a mile from the subject property, three of which are also along the same street as the subject. The comparables are improved with two-story dwellings of brick or brick and frame exterior construction ranging in size from 4,727 to 6,045 square feet of living area. The dwellings are from 12 to 19 years old. Each comparable has a basement, central air conditioning, from one to four fireplaces and a garage ranging in size from 778 to 1,056 square feet of building area. The comparables have improvement assessments that range from \$269,763 to \$328,616 or from \$54.36 to \$58.07 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$307,481 or \$56.46 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$403,317. The subject has an improvement assessment of \$319,462 or \$58.66 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 that have the same assessment neighborhood code as the subject and are located within the same block and within .12 of a mile from the subject property. The comparables are improved with two-story dwellings of brick exterior construction ranging in size from 5,122 to 5,593 square feet of living area. The dwellings were built from 2006 to 2019. Each comparable has a walkout basement, central air conditioning, from one to five fireplaces and a garage ranging in size from 976 to 1,215 square feet of building area. Comparable #2 has an inground swimming pool. The comparables have improvement assessments that range from \$308,443 to \$332,269 or from \$59.01 to \$60.22 per square foot of living area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

### **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 13 equity comparables for the Board's consideration. The Board has given less weight to the appellant's comparables #6, #8 and #9, which are less similar to the subject in dwelling size than other comparables in the record.

The Board finds the best evidence of assessment equity to be the appellant's comparables #1 through #5 and #7, along with the four comparables submitted by the board of review, which are similar to the subject in location, dwelling size, design, age and some features. However, the Board finds the appellant's comparables each lack a walkout basement and nine of the ten best comparables lack an inground swimming pool, both superior features of the subject, suggesting upward adjustments would be required to make the comparables more equivalent to the subject. Nevertheless, the comparables have improvement assessments that range from \$297,677 to

\$332,269 or from \$55.58 to \$60.22 per square foot of living area. The Board has given most weight to board of review comparable #2 as it has a walkout basement and inground swimming pool, like the subject and it has an improvement assessment of \$323,519 or \$59.01 per square foot of living area. The subject property's improvement assessment of \$319,462 or \$58.66 per square foot of living area falls within the range established by the best comparables in the record and is well supported by the only comparable, board of review comparable #2, that has a walkout basement and inground swimming pool, like the subject. Based on this record and after considering adjustments to the best comparables for differences from the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed.

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.



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Chairman



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Member



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Member



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Member

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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



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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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