



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

APPELLANT: Frank Ross
DOCKET NO.: 24-02130.001-R-1
PARCEL NO.: 13-13-402-002

The parties of record before the Property Tax Appeal Board are Frank Ross, the appellant, by attorney Andrew J. Rukavina, of The Tax Appeal Company in Mundelein; 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: \$61,310
IMPR.: \$250,060
TOTAL: \$311,370

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 lakefront dwelling of frame exterior construction with 3,955 square feet of living area.¹ The dwelling was constructed in 1964. Features of the home include a basement with finished area, central air conditioning, five fireplaces, a 1,091 square foot attached garage, and a 756 square foot detached garage. The property has a 217,035 square foot site and is located in North Barrington, Cuba Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales located within the subject's assessment neighborhood and from .2 of a mile to 1.73 miles from the subject. The comparables consist of 2-story dwellings of frame or frame and brick exterior construction ranging in size

¹ The Board finds the board of review's evidence, which contains photographs and a property sketch, to be the best evidence of the subject's design.

from 3,133 to 4,132 square feet of living area. The homes were built from 1960 to 1976. Each dwelling has central air conditioning, one to five fireplaces, and a garage ranging in size from 503 to 2,089 square feet of building area. One comparable has a basement with finished area. The parcels range in size from 49,558 to 230,200 square feet of land area. The comparables sold from July 2022 to October 2023 for prices ranging from \$510,000 to \$950,000 or from \$162.78 to \$229.91 per square foot of living area, including land. Based on this evidence, the appellant requested a reduced assessment of \$231,410, for an estimated market value of \$694,299 or \$175.55 per square foot of living area, including land, when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$311,370. The subject's assessment reflects a market value of \$934,203 or \$236.21 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.²

In support of its contention of the correct assessment the board of review submitted information on five comparable sales located within the subject's assessment neighborhood and from .92 of a mile to 3.25 miles from the subject. Comparable #1 is the same property as the appellant's comparable #2. The comparables consist of 1-story or part 1-story and part 1.5-story dwellings of frame, brick, or frame and brick and frame exterior construction ranging in size from 3,063 to 4,132 square feet of living area. The dwellings were built from 1949 to 1976. Each dwelling has central air conditioning, one to five fireplaces, a basement with finished area, and a garage ranging in size from 866 to 2,089 square feet of building area. Comparable #1 has an inground swimming pool and comparable #2 has a barn. The parcels range in size from 13,630 to 602,435 square feet of land area. The comparables sold from March 2022 to March 2024 for prices ranging from \$677,000 to \$950,000 or from \$211.56 to \$306.89 per square foot of living area, including land. The board of review also submitted a memorandum in which it noted that the subject is a lakefront property and that the appellant's comparables #1 and #3 lack basement foundation like the subject. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In rebuttal, the appellant argued that the board of review's comparables, including the parties' shared comparable, differ from the subject in design, dwelling size, and/or swimming pool and other features.

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 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

² Procedural rule Sec. 1910.50(c)(1) 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). Prior to the drafting of this decision, the Department of Revenue has yet to publish figures for tax year 2024.

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 parties submitted a total of seven comparable sales to support their respective positions before the Property Tax Appeal Board, with one comparable being common to the parties. The Board finds the parties' comparables are not truly similar to the subject due to the subject's waterfront location. Nevertheless, the Board gives less weight to the comparables submitted by the appellant, including the parties' shared comparable, which differ from the subject in design, foundation, and/or feature either a swimming pool or barn unlike the subject.

The Board finds the board of review's remaining comparables are similar to the subject in age, dwelling size, and some features. These comparables sold for prices ranging from \$677,000 to \$850,000 or from \$211.56 to \$262.26 per square foot of living area, including land. The subject's assessment reflects a market value of \$934,203 or \$236.21 per square foot of living area, including land, which is within the range established by the best comparable sales in this record on a per-square-foot basis and above the range overall. The subject's higher overall assessment appears justified given the subject's larger dwelling, larger basement, and larger garage capacity than each of the best comparables, as well as the subject's waterfront location, which each of the parties' comparables lacks. Based on this evidence and after considering 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

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

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