



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

APPELLANT: Charles Butler  
DOCKET NO.: 24-02196.001-R-1  
PARCEL NO.: 16-06-302-029

The parties of record before the Property Tax Appeal Board are Charles Butler, 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:** \$236,835  
**IMPR.:** \$233,676  
**TOTAL:** \$470,511

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 4,399 square feet of living area.<sup>1</sup> The dwelling was constructed in 1989 and is approximately 35 years old. Features of the home include a basement with finished area, central air conditioning, two fireplaces, a garage with 1,128 square feet of building area, an inground swimming pool and a bathhouse with 247 square feet of building area. The property has a site with approximately 94,090 square feet of land area and is located in Lake Forest, West Deerfield 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 five suggested equity comparables. The comparables are located in the same assessment neighborhood code as the subject and within .31 of a mile from the subject property. The comparables are improved with 2-story dwellings of wood frame exterior construction ranging in size from 4,704 to 5,040 square feet of

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<sup>1</sup> The Board finds the best description of the subject is found in the evidence provided by the board of review which was not refuted by the appellant.

living area. The dwellings range in age from 27 to 37 years old. Each comparable has a basement, one with finished area, central air conditioning, one or two fireplaces and a garage ranging in size from 774 to 885 square feet of building area. The comparables have improvement assessments that range from \$225,946 to \$328,961 or from \$47.38 to \$65.71 per square foot of living area. Based on this evidence, the appellant requested a reduction in subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$470,511. The subject property has an improvement assessment of \$233,676 or \$53.12 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on three suggested equity comparables. The comparables are located in the same assessment neighborhood code as the subject and within .24 of a mile from the subject property. The comparables are improved with 1-story, 1.75-story or 2-story dwellings of stucco, brick or wood siding exterior construction ranging in size from 4,184 to 6,495 square feet of living area. The dwellings range in age from 28 to 33 years old. Each comparable has a basement with finished area, central air conditioning, from two to four fireplaces and a garage ranging in size from 803 to 1,232 square feet of building area. The comparables have improvement assessments ranging from \$216,682 to \$351,409 or from \$51.79 to \$54.10 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted eight suggested comparables for the Board's consideration. The Board has given less weight to appellant's comparables #2, #4 and #5 as well as board of review comparables #2 and #3 due to their larger dwelling sizes when compared to the subject.

The Board finds the best evidence of assessment equity to be appellant's comparables #1 and #3 along with board of review comparable #1. The Board finds that these comparables are most similar to the subject in location, dwelling size, age and some features. However, each comparable lacks an inground swimming pool and a bathhouse, suggesting upward adjustments would be required to make these comparables more equivalent to the subject. These most similar comparables have improvement assessments ranging from \$216,682 to \$271,550 or from \$48.03 to \$55.74 per square foot of living area. The subject's improvement assessment of \$233,676 or \$53.12 per square foot of living area, falls within the range of the best comparables in this record. 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 and a reduction in the 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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