



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

APPELLANT: Ben Schwartz
DOCKET NO.: 24-02233.001-R-1
PARCEL NO.: 16-30-302-038

The parties of record before the Property Tax Appeal Board are Ben Schwartz, 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: \$84,203
IMPR.: \$285,516
TOTAL: \$369,719

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 5,412 square feet of living area.¹ The dwelling was constructed in 1998 and is approximately 26 years old. Features of the home include a basement with finished area, central air conditioning, one fireplace, a 682 square foot garage and an inground swimming pool. The property has an approximately 67,954 square foot site and is located in Riverwoods, West Deerfield 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 located in the same assessment neighborhood code and from 0.25 of a mile

¹ The Board finds the best description of the subject property was found in its property record card, submitted by the board of review and not refuted by the appellant.

to 1.22 miles from the subject. The comparables are improved with 2-story dwellings of wood frame exterior construction ranging in size from 4,816 to 6,140 square feet of living area that are from 19 to 47 years old. Each comparable has an unfinished basement, central air conditioning, one fireplace and a garage ranging in size from 768 to 1,227 square feet of building area. The comparables have improvement assessments ranging from \$218,721 to \$336,437 or from \$39.75 to \$57.62 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$257,503 or \$47.58 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 \$369,719. The subject has an improvement assessment of \$285,516 or \$52.76 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 located in the same assessment neighborhood code and from 0.19 of a mile to 1.32 miles from the subject property. The comparables are improved with 1-story, 2-story or 2.5-story dwellings of brick exterior construction ranging in size from 3,933 to 6,193 square feet of living area and are from 19 to 50 years old. Each comparable has a basement with finished area, central air conditioning, one to three fireplaces and a garage ranging in size from 725 to 1,143 square feet of building area. Comparable #2 has an asphalt tennis court and comparable #4 has an inground swimming pool. The comparables have improvement assessments ranging from \$156,124 to \$385,124 or from \$39.70 to \$73.86 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 appellant 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 gives less weight to appellant comparables #2, #3, #7, #8 and #9 along with board of review comparables #1, #2 and #4 which are less similar to the subject in age, design and/or dwelling size than other properties in the record. The Board also gives less weight to appellant comparable #5 which, based on its per square foot improvement assessment, appears to be an outlier relative to other properties in the record.

The Board finds the best evidence of assessment equity to be appellant comparables #1, #4 and #6 as well as board of review comparable #3 which are more similar to the subject in age, design, dwelling size and some features. However, each of these best comparables lacks an inground swimming pool and three of these dwellings lack finished basement area in contrast to the

subject, suggesting upward adjustments are needed to make these comparables more equivalent to the subject. These comparables have improvement assessments ranging from \$300,446 to \$336,437 or from \$53.05 to \$57.62 per square foot of living area. The subject's improvement assessment of \$285,516 or \$52.76 per square foot of living area falls below the range established by the best comparables in this record. After considering appropriate 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 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:

April 21, 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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