



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

APPELLANT: Charles Schnesider
DOCKET NO.: 24-02238.001-R-1
PARCEL NO.: 16-33-403-050

The parties of record before the Property Tax Appeal Board are Charles Schnesider, 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: \$61,964
IMPR.: \$193,978
TOTAL: \$255,942

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 exterior construction with 3,350 square feet of living area.¹ The dwelling was constructed in 1985 and is 39 years old. Features of the home include a 1,069 square foot unfinished basement, central air conditioning, a fireplace, 3.5 bathrooms and a 470 square foot garage. The property has a 12,528 square foot site and is located in Deerfield, 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 nine equity comparable properties described as two-story dwellings of wood frame construction that range in size from 3,250 to 3,428 square feet of living area, and in age from 39 to 41 years old. Each comparable has the same neighborhood code as the subject property and is located within a .44

¹ The Board finds that the best description of the subject is found in the property record card.

of a mile from the subject. Features of the comparables include a 907 to 1,292 square foot unfinished basement, central air conditioning, a fireplace, 2.5 bathrooms and a garage ranging in size from 400 to 504 square feet of building area. The comparables have improvement assessments ranging from \$176,325 to \$194,269 or from \$52.42 to \$57.25 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to \$189,593 or \$56.59 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 \$255,942. The subject property has an improvement assessment of \$193,978 or \$57.90 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted information on four equity comparable properties improved with two-story dwellings of brick exterior construction that range in size from 3,308 to 3,599 square feet of living area and are either 38 or 39 years old. Each has the same neighborhood code as the subject property and is located within .41 of a mile from the subject. Features of the comparables include a 1,175 to 1,270 square foot unfinished basement, central air conditioning, a fireplace, 2.5 bathrooms and a garage ranging in size from 462 to 529 square feet. These properties have improvement assessments ranging from \$193,196 to \$209,700 or from \$58.27 to \$59.19 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 a total of thirteen comparables to support their respective positions before the Property Tax Appeal Board. The Board gives reduced weight to appellant's comparables #3, and #7 and the board of review's comparable #1, and #4 which are the least similar to subject in basement size.

The Board finds the best evidence of assessment equity to be the remaining nine comparables comprised of appellant's comparables #1, #2, #4, #5, #6, #8 and #9, and the board of review's comparables #2 and #3. These comparables are the most similar, overall, to the subject in location, size, style, features and age. They had improvement assessments that ranged from \$179,019 to \$199,490 or from \$53.57 to \$58.85 per square foot of living area. The subject's improvement assessment of \$193,978 or \$57.90 per square foot of living area falls within the range established by the best comparables in this record. 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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