



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

APPELLANT: William Levy  
DOCKET NO.: 24-02363.001-R-1  
PARCEL NO.: 16-24-302-006

The parties of record before the Property Tax Appeal Board are William Levy, the appellant, by attorney Timothy C. Jacobs, of Kovitz Shifrin Nesbit in Chicago; 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:** \$145,185  
**IMPR.:** \$156,957  
**TOTAL:** \$302,142

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 stucco exterior construction with 2,626 square feet of living area. The dwelling was constructed in 1906, is approximately 70 years old, and has an effective age of 1945.<sup>1</sup> Features of the home include a basement with finished area, central air conditioning, and a 440 square foot garage. The property has a 21,060 square foot site and is located in Highland Park, Moraine Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales located within 0.76 of a mile from the subject. The parcels range in size from 7,930 to 15,450 square feet of land area and are improved with 1.5-story, 2-story, or 2.5-story homes ranging in size from 2,259 to 2,892 square feet of

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<sup>1</sup> The Board finds the best evidence of the subject's features is found in its property record card submitted by the board of review, which was not refuted by the appellant.

living area. The dwellings are from 43 to 105 years old. Each home has a basement and a garage ranging in size from 220 to 520 square feet of building area. Three homes have central air conditioning. The comparables sold from May 2023 to June 2024 for prices ranging from \$550,000 to \$849,000 or from \$243.47 to \$293.57 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$302,142. The subject's assessment reflects a market value of \$906,517 or \$345.21 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.<sup>2</sup>

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located from 0.64 of a mile to 1.07 miles from the subject. The parcels range in size from 8,408 to 21,369 square feet of land area and are improved with 2-story or 2.5-story homes ranging in size from 2,882 to 3,148 square feet of living area. The dwellings were built from 1920 to 1978, are from 46 to 104 years old, and have effective ages from 1943 to 1978. Each home has a basement, two with finished area, central air conditioning, and a garage ranging in size from 378 to 576 square feet of building area. The comparables sold from February to June 2024 for prices ranging from \$1,025,000 to \$1,248,000 or from \$335.99 to \$405.97 per square foot of living area, including land. Based on this evidence, the board of review requested the subject's assessment be sustained.

### **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 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 record contains a total of eight comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #1, #2, and #4, which are much smaller homes than the subject, and to the board of review's comparables #2, #3, and #4, which are located more than one mile from the subject and/or have a substantially larger home than the subject.

The Board finds the best evidence of market value to be the appellant's comparable #3 and the board of review's comparable #1, which sold proximate in time to the assessment date and are more similar to the subject in dwelling size, location, and some features, although these comparables have much smaller sites and substantially newer ages than the subject and one comparable lacks finished basement area that is a feature of the subject, suggesting adjustments to these comparables would be needed to make them more equivalent to the subject. These most

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<sup>2</sup> Section 1910.50(c)(1) of the Board's procedural rules 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). As of the development of this Final Administrative decision, the Department of Revenue has not published figures for tax year 2024.

similar comparables sold for prices of \$849,000 and \$1,170,000 or \$293.57 and \$405.97 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$906,517 or \$345.21 per square foot of living area, including land, which is bracketed by the two best comparable sales in this record. Based on this evidence and after considering appropriate 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



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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