



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

APPELLANT: Todd Chermak
DOCKET NO.: 24-02375.001-R-1
PARCEL NO.: 12-27-303-007

The parties of record before the Property Tax Appeal Board are Todd Chermak, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld & Associates, LLC in Northbrook; and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **A Reduction** 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: \$285,399
IMPR.: \$493,051
TOTAL: \$778,450

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 frame exterior construction with 4,797 square feet of living area. The dwelling was constructed in 1979 and is approximately 45 years old. Features of the home include a basement, central air conditioning and a 912 square foot garage. The property has an approximately 37,976 square foot site and is located in Lake Forest, Shields 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 from 0.50 of a mile 1.60 miles from the subject property. The comparables have sites that range in size from 22,163 to 38,585 square feet of land area and are improved with 2-story dwellings of frame exterior construction ranging in size from 3,830 to 4,999 square feet of living area and are from 30 to 68 years old. Each comparable has a basement, central air conditioning and a garage ranging in size from 512

to 864 square feet of building area. Comparable #3 has a hot tub amenity. The properties sold from June 2023 to May 2024 for prices ranging from \$1,550,000 to \$2,495,000 or from \$318.41 to \$499.10 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$756,442 which reflects a market value of \$2,269,553 or \$473.12 per square foot of living area, land included, 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 \$856,441. The subject's assessment reflects a market value of \$2,569,580 or \$535.66 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.¹

In support of its contention of the correct assessment the board of review submitted information on five comparable sales located in the same assessment neighborhood code as the subject, one of which is also located 1.20 miles from the subject property. Board of review comparable #5 is the same property as the appellant's comparable #3. The comparables have sites that range in size from 10,648 to 27,435 square feet of land area and are improved with 2-story dwellings of frame exterior construction ranging in size from 4,458 to 5,271 square feet of living area. The homes were built from 1915 to 1958. Each comparable has a basement, central air conditioning and a garage ranging in size from 466 to 792 square feet of building area. Comparables #2 and #5 have a solarium or hot tub, respectively. The properties sold from June 2022 to June 2024 for prices ranging from \$2,495,000 to \$3,045,000 or from \$499.10 to \$654.84 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties record contains eight comparable sales for the Board's consideration, as one property was common to both parties. The Board gives less weight to board of review comparables #1, #2 and #3 which are less similar to the subject in age and/or sold in 2022, less proximate in time to the January 1, 2024 assessment date than other properties in the record.

The Board finds the best evidence of market value to be the appellant's comparables and board of review comparables #4 and #5, including the parties' common property. These properties sold more proximate to the assessment date at issue in this appeal and are similar to the subject in

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

design and basement amenity. However, these best comparables present varying degrees of similarity to the subject in age, site size, dwelling size and garage size, suggesting adjustments are needed to make these best comparables more equivalent to the subject. These best comparables sold from June 2023 to June 2024 for prices ranging from \$1,550,000 to \$2,500,000 or from \$318.41 to \$560.79 per square foot of living area, including land. Removing the high and low sales, board of review comparable #4 and appellant comparable #1, results in a tighter value range of \$1,790,000 to \$2,495,000 or from \$434.88 and \$499.10 per square foot of living area, land included, respectively. The subject's assessment reflects a market value of \$2,569,580 or \$535.66 per square foot of living area, including land, which falls above the best comparables, with the narrowest range, contained in the record. Therefore, after considering appropriate adjustments to the best comparables for differences from the subject, the Board finds the subject's assessment is excessive and a reduction in the subject's assessment is warranted.

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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