



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

APPELLANT: Brad Gold
DOCKET NO.: 24-02477.001-R-1
PARCEL NO.: 16-21-203-007

The parties of record before the Property Tax Appeal Board are Brad Gold, the appellant, by attorney Arden Edelcup of Tax Appeals Lake County in Lake Zurich; 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: \$76,565
IMPR.: \$379,139
TOTAL: \$455,704

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 wood siding exterior construction with 5,469 square feet of living area. The dwelling was constructed in 2005 and is approximately 19 years old. Features of the home include a basement with finished area, central air conditioning, a fireplace, a 299 square foot carport and two garages with a combined total of 1,117 square feet of building area.¹ The property also has a 600 square foot inground swimming pool and a 660 square foot pool house. The property has a 39,800 square foot site and is located in Highland Park, West Deerfield Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable properties that have the same assessment

¹ The Board finds the best description of the subject property is found in the subject's property record card provided by the board of review, which was not refuted by the appellant.

neighborhood code as the subject and are located within approximately .28 of a mile from the subject property. The comparables have sites that range in size from 39,330 to 39,800 square feet of land area. The comparables are improved with two-story dwellings of brick or wood siding exterior construction ranging in size from 5,453 to 8,228 square feet of living area. The dwellings were built from 1987 to 2003 with comparable #2, the oldest dwelling, having an effective year built of 1995. The comparables each have a basement, two of which have finished area. Each comparable has central air conditioning, one to three fireplaces and a garage ranging in size from 660 to 1,188 square feet of building area. Comparable #3 has an inground swimming pool. The comparables sold from May 2022 to February 2023 for prices ranging from \$1,105,000 to \$1,530,000 or from \$185.95 to \$243.17 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$418,958, which would reflect a market value of \$1,257,000 or \$229.84 per square foot of living area, including land, when using 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 \$455,704. The subject's assessment reflects a market value of \$1,367,249 or \$250.00 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.²

In support of its contention of the correct assessment the board of review submitted information on three comparable properties that have the same assessment neighborhood code as the subject and are located within approximately .18 of a mile from the subject property. The comparables have sites that range in size from 23,400 to 39,800 square feet of land area. The comparables are improved with two-story dwellings of wood siding or brick exterior construction ranging in size from 3,595 to 5,080 square feet of living area. The dwellings are from 9 to 25 years old. The comparables each have a basement, two of which have finished area. Each comparable has central air conditioning, one or two fireplaces and a garage ranging in size from 760 to 960 square feet of building area. The comparables sold from May to November 2022 for prices ranging from \$864,000 to \$1,375,000 or from \$231.14 to \$382.48 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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.

² 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.

The parties submitted six comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparables #2 and #3, as well as board of review comparables #2 and #3 which are less similar to the subject dwelling in age or size than other comparables in the record.

The Board finds the appellant's comparable #1 and board of review comparable #1 are overall more similar to the subject in location, dwelling size, design and age. However, each comparable is inferior to the subject in that the appellant's comparable #1 has no basement finish and each comparable lacks an inground swimming pool and a pool house, which are features of the subject, suggesting upward adjustments would be required to make the comparables more equivalent to the subject. Further adjustments to the comparables would also be necessary for differences in other features, when compared to the subject. Nevertheless, the comparables sold in May 2022 for prices of \$1,326,000 and \$1,200,000 or for \$243.17 and \$236.22 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$1,367,249 or \$250.00 per square foot of living area, including land, which is greater than the two best comparables in the record, which appears to be logical given the subject's superior features. After considering adjustments to the best comparables for differences from the subject, the Board finds the subject's assessment is supported. Therefore, based on this record, the Board finds a reduction in the subject's assessment is not warranted based on overvaluation.

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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