



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

APPELLANT: David Harris
DOCKET NO.: 25-00212.001-R-2
PARCEL NO.: 16-23-206-001

The parties of record before the Property Tax Appeal Board are David Harris, the appellant, by attorney Glenn L. Udell, of Brown, Udell, Pomerantz, DelRahim 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: \$573,406
IMPR.: \$776,477
TOTAL: \$1,349,883

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 2025 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 2.5-story dwelling of brick exterior construction with 8,935 square feet of living area. The dwelling is approximately 92 years old. Features of the home include a basement with finished area, central air conditioning, seven full bathrooms, two half bathrooms, two fireplaces, a 1,090 square foot garage, and an inground swimming pool.¹ The property has an approximately 49,590 square foot site and is located in Highland Park, Moraine Township, Lake County.

The appellant contends assessment inequity regarding the improvement as the basis of the appeal. In support of this argument the appellant submitted information on three equity comparables located within the same assessment neighborhood code as the subject and from 0.23

¹ 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.

of a mile to 1.82 miles from the subject. The comparables are improved with 2-story homes ranging in size from 5,506 to 10,777 square feet of living area that are from 68 to 98 years old. Two homes each have a basement with finished area and one home has a crawl space foundation. Each home has central air conditioning, three to five full bathrooms, one or two half bathrooms, and a garage ranging in size from 506 to 948 square feet of building area. The comparables have improvement assessments ranging from \$376,920 to \$863,831 or from \$71.79 to \$80.16 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to \$674,592.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$1,349,883. The subject property has an improvement assessment of \$776,477 or \$86.90 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on four equity comparables located within the same assessment neighborhood code as the subject and from 0.11 of a mile to 3.02 miles from the subject. The comparables are improved with 2.5-story or 3-story homes ranging in size from 6,829 to 10,780 square feet of living area that are from 88 to 105 years old. Each home has a basement, three with finished area, central air conditioning, three to nine full bathrooms, two to five fireplaces, and an inground swimming pool. Two homes have a half bathroom and two comparables have a 910 or a 912 square foot garage. The comparables have improvement assessments ranging from \$678,386 to \$1,299,556 or from \$95.58 to \$137.82 per square foot of living area. Based on this evidence, the board of review requested the subject's assessment be sustained.

In written rebuttal, the appellant contended the board of review's comparables² are located further from the subject and/or differ from the subject in design, dwelling size, bathroom count, basement features, fireplace count, site size, and other features. The appellant argued the appellant's comparables are more similar to the subject in their location, age, bathroom count, dwelling size, and other features.

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 record contains a total of seven equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparable #3 and the board of review's comparables #2 and #3, which are located more than 1.5 miles from the subject. The Board gives less weight

² The Board notes the appellant mistakenly identified the board of review's comparables as "evidence cited [sic] by the Property Tax Appeal Board."

to the appellant's comparable #1, which is less similar to the subject in dwelling size than the other comparables in this record.

The Board finds the best evidence of assessment equity to be the appellant's comparable #2 and the board of review's comparables #1 and #4, which are more similar to the subject in location, design, dwelling size, and most features, although these comparables vary in similarity in age, bathroom count, fireplace count, garage amenity, and inground swimming pool amenity, suggesting adjustments to these comparables would be needed to make them more equivalent to the subject. These comparables have improvement assessments that range from \$725,441 to \$941,153 or from \$80.16 to \$137.82 per square foot of living area. The subject's improvement assessment of \$776,477 or \$86.90 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: _____

July 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

David Harris, by attorney:
Glenn L. Udell
Brown, Udell, Pomerantz, DelRahim
180 North La Salle Street
Suite 2850
Chicago, IL 60601

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085