FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Mary Balazs
DOCKET NO.: 25-00379.001-R-1
PARCEL NO.: 01-13-206-034

The parties of record before the Property Tax Appeal Board are Mary Balazs, 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:	$10,626
IMPR.:	$127,113
TOTAL:	$137,739

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 1-story dwelling of frame exterior construction with 1,986 square feet of living area. The dwelling was built in approximately 2006 and is 19 years old. Features of the home include a basement, central air conditioning, one fireplace and a 720 square foot garage. The property has an approximately 10,350 square foot site and is located in Antioch, Antioch Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on six comparable sales located within 0.57 of a mile from the subject property. The comparables have sites ranging in size from 14,797 to 32,217 square feet of land area and are improved with 1-story dwellings of frame exterior construction ranging in size from 1,872 to 2,370 square feet of living area. The dwellings are from 22 to 25 years old. Each comparable has a basement, central air conditioning and a garage ranging in size from 669 to 892 square feet of building area. Five dwellings each have one fireplace. The properties sold from February 2023 to July 2025 for prices ranging from $391,650 to $465,000 or from $171.31 to $227.03 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to $123,120 which reflects a market value of $369,397 or $186.00 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 $137,739. The subject's assessment reflects a market value of $413,258 or $208.09 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.

The board of review critiqued appellant comparables #1 and #3 asserting these properties each have a partial basement when compared to the subject's full basement. In addition, the board of review contended appellant comparable #2 was listed as an "Estate" which may have affected its sale price. The board of review submitted a copy of the listing for appellant comparable #2 to document the estate sale which also disclosed the property has finished basement area. The board of review's grid analysis depict appellant comparables #4 and #5 also have finished basement area.

In support of its contention of the correct assessment the board of review submitted information on five comparable sales located within 0.57 of a mile from the subject property. Board of review comparables #1, #3 and #4 are the same properties as the appellant's comparables #6, #5 and #4, respectively. The comparables have sites that range in size from 13,687 to 26,084 square feet of land area and are improved with 1-story dwellings of wood siding exterior construction ranging in size from 1,872 to 2,299 square feet of living area. The homes are from 20 to 24 years old. Each comparable has a basement, with two having finished area. Each dwelling has central air conditioning, one fireplace and a garage ranging in size from 748 to 933 square feet of building area. The properties sold from April 2023 to July 2025 for prices ranging from $425,000 to $515,000 or from $200.09 to $253.32 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains eight comparable sales for the Board's consideration as three properties were common to both parties. The Board gives less weight to appellant comparables #1, #2, #3 and #4 along with board of review comparables #2, #4 and #5, including one of the common properties, which sold in 2023, less proximate to the January 1, 2025 assessment date than other properties in the record or have a substantially larger site size relative to the subject.

The Board finds the best evidence of market value to be appellant comparables #5 and #6 and board of review comparables #1 and #3, two of the common properties, which sold more proximate to the assessment date at issue and are similar to the subject in location, age, dwelling size and some features. However, these properties each feature a larger garage size and one has finished basement area, unlike the subject, suggesting downward adjustments are needed to make these properties more equivalent to the subject. These two comparables sold in October 2024 and July 2025 for prices of $425,000 and $465,000 or $206.21 and $227.03 per square foot of living area, including land. The subject's assessment reflects a market value of $413,258 or $208.09 per square foot of living area, including land, which is bracketed by the two best comparable sales in this record. After considering appropriate adjustments to the best comparables for differences from the subject, the Board finds the subject’s assessment is justified and a reduction in the subject's assessment is not 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:

<u>C E R T I F I C A T I O N</u>

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

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