FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Todd Neimark
DOCKET NO.: 25-00586.001-R-1
PARCEL NO.: 06-01-103-008

The parties of record before the Property Tax Appeal Board are Todd Neimark, 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:	$13,016
IMPR.:	$87,120
TOTAL:	$100,136

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 wood frame exterior construction with 1,104 square feet of living area. The dwelling was constructed in 1990 and is approximately 35 years old. Features of the home include a basement with finished area[1], central air conditioning, a fireplace and a 484 square foot garage. The property has an approximately 9,047 square foot site and is located in Lindenhurst, Lake Villa Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on nine comparable sales with seven located within .64 of a mile of the subject property. The comparables have sites that range in size from 9,422 to 13,569 square feet of land area and are improved with 1-story dwellings of wood frame exterior

[1] The Board finds the best evidence of the subject basement area was found in the property record card submitted by the board of review, not refuted by the appellant.

construction ranging in size from 966 to 1,298 square feet of living area. The dwellings range in age from 47 to 69 years old. Each comparable has a garage ranging in size from 288 to 528 n square feet of building area. Eight comparables have central air conditioning and four comparables each have a fireplace. The properties sold from February 2023 to September 2024 for prices ranging from $215,000 to $295,000 or from $215.28 to $234.51 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to $79,848 which reflects a market value of $239,568 or $217.00 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 $100,136. The subject's assessment reflects a market value of $300,438 or $272.14 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located within .89 of a mile of the subject property. The comparables have sites that range in size from 9,001 to 14,382 square feet of land area and are improved with 1-story dwellings of wood siding exterior construction ranging in size from 1,004 to 1,200 square feet of living area. The homes range in age from 48 to 62 years old. Each comparable has a garage ranging in size from 480 to 576 square feet of building area. Three comparables have a basement with finished area, three comparables have central air conditioning and one comparable has a fireplace. The properties sold from June 2024 to February 2025 for prices ranging from $275,000 to $335,000 or from $272.82 to $303.78 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 parties submitted thirteen comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables and the board of review's comparables #1 and #2 which are less similar to the subject in basement area, lack of central air conditioning, dwelling size and/or sold less proximate to the January 1, 2025 assessment date.

The Board finds the best evidence of market value to be the board of review comparables #3 and #4 which are more similar to the subject in location, dwelling size, central air conditioning, garage amenity and sold proximate to the January 1, 2025 assessment date. These comparables sold in October 2024 and February 2025 for prices of $300,000 and $305,000 or $298.80 and $303.78 per square foot of living area, including land. The subject's assessment reflects a market value of $300,438 or $272.14 per square foot of living area, including land, which falls within

the two best comparable sales in this record on a market value basis and below on a per square foot basis. 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:

C E R T I F I C A T I O N

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: October 20, 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 9-215 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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