FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Masood Ahmed
DOCKET NO.: 25-00608.001-R-1
PARCEL NO.: 06-17-405-023

The parties of record before the Property Tax Appeal Board are Masood Ahmed, 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:	$10,945
IMPR.:	$74,947
TOTAL:	$85,892

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 bi-level dwelling of vinyl siding exterior construction with 1,100 square feet of living area.[1] The dwelling was constructed in 1987 and is approximately 38 years old. Features of the home include a 600 square foot finished lower level, central air conditioning and a 500 square foot garage. The property has a 5,624 square foot site and is located in Round Lake Beach, Avon 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 sales with the same assessment neighborhood code as the subject. The comparables have sites ranging in size from 4,848 to 8,416 square feet of land area that are improved with 1-story dwellings of wood frame exterior

[1] The Board finds the best description of the subject property was found in the property record card submitted by the board of review.

construction ranging in size from 1,080 to 1,274 square feet of living area. The dwellings are 39 to 48 years old. Two homes have central air conditioning. Each comparable has a garage with 480 or 520 square feet of building area. The comparables sold from April 2023 to July 2025 for prices ranging from $250,000 to $299,900 or from $196.23 to $277.69 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's total assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of $85,892. The subject's assessment reflects a market value of $257,702 or $234.27 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 with the same assessment neighborhood code as the subject. The comparables have sites ranging in size from 5,475 to 8,124 square feet of land area that are improved with 1-story dwellings of vinyl siding exterior construction ranging in size from 1,028 to 1,108 square feet of living area. The dwellings are 37 to 54 years old and have basements/lower levels with finished area. Each comparable has central air conditioning and a garage ranging in size from 460 to 1,020 square feet of building area. The comparables sold from January 2024 to April 2025 for prices ranging from $253,000 to $300,000 or from $232.54 to $284.09 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.

The record contains a total of seven comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables and board of review comparable #4 which are not reported to have finished basement area and/or due to differences in central air conditioning and/or age when compared to the subject. In addition, appellant's comparable #2 sold less proximate in time to the January 1, 2025 than the other comparables in the record.

The Board finds the best evidence of market value to be board of review comparables #1, #2 and #3 which overall are more similar to the subject location, age, dwelling size and features. These comparables sold from January to September 2024 for prices ranging from $253,000 to $279,000 or from $232.54 to $271.40 per square foot of living area, including land. The subject's assessment reflects a market value of $257,702 or $234.27 per square foot of living area land included, which is within the range established by the best comparable sales in this record. After considering adjustments to the best comparables sales for differences from the subject, the Board finds the subject's estimated market value as reflected by the assessment is supported 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:

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: November 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 9-215 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

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