



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

APPELLANT: James Gladue
DOCKET NO.: 25-00805.001-R-1
PARCEL NO.: 08-05-305-008

The parties of record before the Property Tax Appeal Board are James Gladue, 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: \$16,588
IMPR.: \$97,300
TOTAL: \$113,888

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 one-story dwelling of brick exterior construction with 1,868 square feet of living area. The dwelling was constructed in 1965 and is approximately 60 years old. Features of the home include a basement with finished area,¹ central air conditioning, 2 bathrooms, a fireplace and a 528 square foot garage. The property has an approximately 20,723 square foot site and is located in Waukegan, Waukegan Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on seven comparable properties that have the same assessment neighborhood code as the subject and are located from .06 to .89 of a mile from the subject property. The comparables have sites that range in size from approximately 14,118 to 48,848

¹ The board of review disclosed the subject dwelling has 1,121 square feet of basement finish, which was not reported by nor was it refuted by the appellant.

square feet of land area. The comparables are improved with one-story dwellings of wood frame exterior construction ranging in size from 1,494 to 2,127 square feet of living area. The dwellings are from 59 to 84 years old. The comparables each have a basement and either 1, 1½, 2, 2½ or 3 bathrooms. Six comparables have central air conditioning and a garage ranging in size from 357 to 1,248 square feet of building area. Five comparables each have a fireplace. The comparables sold from January 2023 to October 2024 for prices ranging from \$210,000 to \$375,000 or from \$108.14 to \$198.83 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$94,013, which would reflect a market value of \$282,067 or \$151.00 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 \$113,888. The subject's assessment reflects a market value of \$341,698 or \$182.92 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 properties that have the same assessment neighborhood code as the subject and are located from approximately .23 to .63 of a mile from the subject property. The board of review's comparable #4 is the same property as the appellant's comparable #6, which was previously described.² The board of review's comparables #1, #2 and #3 have sites that range in size from 14,936 to 54,400 square feet of land area. The comparables are improved with one-story dwellings of brick or wood siding exterior construction ranging in size from 1,473 to 1,542 square feet of living area. The dwellings are from 60 to 72 years old. The comparables each have a basement, one of which has finished area. Each comparable has central air conditioning, either 1, 1½ or 2 bathrooms, and a garage ranging in size from 336 to 480 square feet of building area. Three comparables each have one or two fireplaces. The comparables sold from August 2024 to October 2025 for prices ranging from \$275,000 to \$340,000 or from \$186.52 to \$220.49 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 parties submitted ten comparable sales for the Board's consideration, as one sale was common to both parties. The Board has given less weight to the appellant's comparables #1, #2, #3, #4 and #5, which have sale dates that occurred in 2023, less proximate to the lien date at issue than other comparables in the record and/or they differ from the subject dwelling in age

² The parties differ as to the description of the basement of the common comparable. The board of review reported the basement has finished area, whereas the appellant reported the property has an unfinished basement.

and/or size. The Board has also given less weight to the appellant's comparable #7 due to its lack of central air conditioning and a garage, both features of the subject. The Board has given less weight to board of review comparable #2 which is less similar to the subject in dwelling size than other comparables in the record.

The Board finds the best evidence of market value to be the appellant's comparable #6, along with board of review comparables #1, #3 and #4, which includes the parties' common comparable. These three comparables sold more proximate to the January 1, 2025 assessment date and are similar to the subject in location, design and age. However, the Board finds each comparable is either 17% or 18% smaller than the subject in dwelling size and have substantially smaller basements with less finish, if any, one comparable has a fewer number of bathrooms, and one comparable has a smaller site size, when compared to the subject, suggesting upward adjustments would be required to make the comparables more equivalent to the subject. Conversely, two comparables have substantially larger site sizes and one comparable has an additional fireplace, suggesting downward adjustments would be necessary for these differences. Nevertheless, the comparables sold from September 2024 to October 2025 for prices ranging from \$285,000 to \$340,000 or from \$186.52 to \$220.49 per square foot of living area, including land. The subject's assessment reflects a market value of \$341,698 or \$182.92 per square foot of living area, including land, which falls somewhat above the range established by three best comparables in the record in terms of overall value but below the range on a price per square foot of living area, land included, basis. The subject's higher overall market value appears to be logical given the subject's larger dwelling size and larger basement with more finish. Based on this record and after considering adjustments to the best comparables for differences from the subject, the Board finds 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: _____

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

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

APPELLANT

James Gladue, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
40 Landover Parkway
Suite 3
Hawthorn Woods, IL 60047

COUNTY

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