FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Eric Peters
DOCKET NO.: 25-00832.001-R-1
PARCEL NO.: 08-08-308-003

The parties of record before the Property Tax Appeal Board are Eric Peters, 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:	$8,947
IMPR.:	$56,782
TOTAL:	$65,729

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 wood siding exterior construction with 768 square feet of living area. The dwelling was constructed in 1954 and is approximately 71 years old. Features of the property include a basement, central air conditioning, two bathrooms and a 480 square foot garage. The property has an approximately 6,273 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 nine comparable properties that have the same assessment neighborhood code as the subject, eight of which are located from .21 of a mile to 1.44 miles from the subject property. The comparables have sites that range in size from approximately 5,828 to 22,747 square feet of land area. The comparables are improved with one-story dwellings of wood frame exterior construction with 768 or 864 square feet of living area. The

dwellings are 71 or 72 years old. Each comparable has a basement and either one or two bathrooms. Five comparables have central air conditioning and six comparables each have a garage ranging in size from 400 to 672 square feet of building area. The comparables sold from February 2023 to September 2025 for prices ranging from $125,200 to $263,000 or from $156.25 to $342.45 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's total assessment be reduced to $44,028, which would reflect a market value of $132,097 or $172.00 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 $65,729. The subject's assessment reflects a market value of $197,207 or $256.78 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.

With respect to the appellant's comparables, the board of review submitted a copy of the sales declaration for the appellant's comparable #1, which was for a short sale that occurred in 2023. The board of review submitted printouts from redfin.com for the appellant's comparables #2, #8 and #9, where comparable #2 was depicted as a wonderful opportunity for investors to remodel and the property was sold "as is, cash only," and the appellant's comparable #9 was depicted as needing some work and was "sold as is." The board of review submitted interior and exterior photographs, where the home was described to be a diamond in the rough, as well as the real estate transfer declaration for the appellant's comparable #6.

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 .16 of a mile to 1.23 miles from the subject property. The comparables have sites that range in size from 6,250 to 15,075 square feet of land area. The comparables are improved with one-story dwellings of wood siding exterior construction, each containing 768 square feet of living area. The dwellings are 70 or 71 years old. Each comparable has a basement, central air conditioning, one or two bathrooms and a garage ranging in size from 484 to 576 square feet of building area. The comparables sold in March or May 2025 for prices ranging from $190,000 to $235,000 or from $247.40 to $305.99 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 13 comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparable sale #1, which appears to be an outlier due to its significantly higher sale price of $263,000 or $342.45 per square foot of living area, including

land, in relation to the other comparable sales in the record. The Board has also given less weight to the appellant's comparables #2, #3, #4, #6, #7 and #8 due to their lack of central air conditioning and/or a garage, both features of the subject and/or the sale dates occurred in 2023, less proximate to the lien date at issue than other comparable sales in the record.

The Board finds the best evidence of market value to be the appellant's comparables #5 and #9, along with the four comparables submitted by the board of review, which sold more proximate to the January 1, 2025 assessment date and have the same assessment neighborhood code as the subject. These six comparables are similar, if not identical, to the subject in dwelling size, design, age and some features. These comparables sold from November 2024 to May 2025 for prices ranging from $141,000 to $235,000 or from $167.82 to $305.99 per square foot of living area, including land. The subject's assessment reflects a market value of $197,207 or $256.78 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record. 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:

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

AGENCY

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

APPELLANT

Eric Peters, 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