FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Michael Reed
DOCKET NO.: 25-00839.001-R-1
PARCEL NO.: 08-16-204-006

The parties of record before the Property Tax Appeal Board are Michael Reed, 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:	$9,725
IMPR.:	$83,328
TOTAL:	$93,053

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 2-story dwelling of brick exterior construction with 2,168 square feet of living area.[1] The dwelling was constructed in 1931 and is approximately 94 years old. Features of the home include a basement, a fireplace and garage with 441 square feet of building area. The property has an approximately 6,126 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 six comparable sales located in the same assessment neighborhood code as the subject and within .38 of a mile from the subject property. The comparables have sites that range in size from 6,373 to 28,405 square feet of land area. The comparables are improved with 1.5-story or 2-story dwellings of wood frame exterior

[1] The Board finds the best description of the subject is found in the property record card provided by the board of review, that was not refuted by the appellant.

construction ranging in size from 1,805 to 2,388 square feet of living area. The comparables range in age from 86 to 101 years old. Each comparable has a basement and one fireplace. Two comparables each have central air conditioning and four comparables each have a garage ranging in size from 400 to 462 square feet of building area. The comparables sold from September 2023 to March 2025 for prices ranging from $203,000 to $310,000 or from $99.61 to $137.35 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of $93,053. The subject's assessment reflects a market value of $279,187 or $128.78 per square foot of living area, land included, when applying 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. The board of review comparable #2 is the same property as the appellant's comparable #5. The comparables are located in the same assessment neighborhood code as the subject and within .44 of a mile from the subject property. The comparables have sites that range in size from 5,880 to 17,026 square feet of land area. The comparables are improved with 1.75-story or 2-story dwellings of brick or wood siding exterior construction ranging in size from 1,684 to 1,989 square feet of living area. The comparables range in age from 85 to 105 years old. Each comparable has a basement, one fireplace and a garage ranging in size from 400 to 528 square feet of building area. Two comparables each have central air conditioning. The comparables sold from September 2023 to August 2025 for prices ranging from $250,000 to $350,500 or from $135.75 to $177.38 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 a total of nine comparable sales for the Board's consideration, with one comparable being common to both parties. The Board has given less weight to appellant's comparables #5 and #6 as well as board of review comparable #2, which includes the common comparable, due to their remote sale dates occurring in 2023 which is less proximate in time to the January 1, 2025, assessment date given other sales available in the record. The Board has given reduced weight to appellant's comparable #2 due to its larger lot size when compared to the subject.

The Board finds the best evidence of market value to be appellant's comparable sales #1, #3 and #4 along with board of review comparable sales #1, #3 and #4. The Board finds that these comparables sold more proximate to the January 1, 2025, assessment date and are most similar to

the subject in location, age, dwelling size and some features. However, two comparables each have central air conditioning and one comparable lacks a garage, suggesting adjustments would be required to make these comparables more equivalent to the subject. Nevertheless, the comparables sold from February 2024 to August 2025 for prices ranging from $203,000 to $350,500 or from $99.61 to $177.38 per square foot of living area, including land. The subject's assessment reflects a market value of $279,187 or $128.78 per square foot of living area, including land which falls below the range of the best comparable sales in this record. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds 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

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