



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

APPELLANT: Robert Honeywell
DOCKET NO.: 25-00993.001-R-1
PARCEL NO.: 04-10-114-007

The parties of record before the Property Tax Appeal Board are Robert Honeywell, the appellant, by attorney Arden Edelcup of Tax Appeals Lake County in Lake Zurich; 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: \$9,586
IMPR.: \$90,231
TOTAL: \$99,817

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, tri-level dwelling of wood siding exterior construction with 1,396 square feet of living area. The dwelling was constructed in 1977 and is approximately 48 years old. Features of the property include a finished lower level,¹ a partial basement, central air conditioning, 2 bathrooms, a fireplace, a 624 square foot attached garage and a 440 square foot detached garage. The property has a 12,399 square foot site and is located in Winthrop Harbor, Benton Township, Lake County.

The appellant contends assessment inequity with respect to the improvement assessment as the basis of the appeal. In support of this argument, the appellant submitted information on four equity comparables that have the same assessment neighborhood code as the subject and are

¹ The subject's property record card submitted by the board of review disclosed the subject has a 624 square foot finished lower level and a 676 square foot basement area, which were not refuted by the appellant.

located from approximately .58 of a mile to 1.22 miles from the subject property. The comparables are improved with tri-level dwellings of wood siding exterior construction ranging in size from 1,408 to 1,584 square feet of living area. The dwellings were built from 1973 to 1977. Each comparable has a basement with finished area, central air conditioning, either 2, 2½, 3 or 3½ bathrooms and one or two garages ranging in size from 576 to 864 square feet of building area. Two comparables each have a fireplace. The comparables have improvement assessments that range from \$79,189 to \$92,562 or from \$52.52 to \$60.74 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$83,760 or \$60.00 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$99,817. The subject has an improvement assessment of \$90,231 or \$64.64 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on three equity comparables that have the same assessment neighborhood code as the subject and are located from approximately .72 to .92 of a mile from the subject property. The comparables are improved with one-story dwellings of wood siding exterior construction with 1,244 or 1,322 square feet of living area. The dwellings are 38 or 48 years old. The comparables each have a basement with finished area, central air conditioning, 2 or 2½ bathrooms, one or two fireplaces and a garage ranging in size from 624 to 816 square feet of building area. The comparables have improvement assessments that range from \$84,062 to \$86,273 or from \$63.59 to \$69.35 per square foot of living area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). 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 seven equity comparables for the Board's consideration. The Board has given less weight to the appellant's comparables #2 and #3 which are located one mile or more from the subject property.

The Board finds the best evidence of assessment equity to be appellant's comparables #1 and #4, along with the three board of review comparables, which overall are more similar to the subject in location, dwelling size, age and some features. These five comparables have improvement assessments that range from \$79,189 to \$92,562 or from \$56.24 to \$69.35 per square foot of living area. The subject's improvement assessment of \$90,231 or \$64.64 per square foot of living area falls within the range established by the best comparables in this record. The constitutional provision for uniformity of taxation and valuation does not require mathematical

equality. A practical uniformity, rather than an absolute one, is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill.2d 395 (1960). Although the comparables presented by the parties disclosed that properties located in the same area are not assessed at identical levels, all that the constitution requires is a practical uniformity, which appears to exist on the basis of the evidence presented.

Based on this record and after considering adjustments to the best comparables for differences from the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed 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: _____

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

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