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

APPELLANT: Adam Dziekonski
DOCKET NO.: 25-01068.001-R-1
PARCEL NO.: 10-23-302-019

The parties of record before the Property Tax Appeal Board are Adam Dziekonski, 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:

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|---|---|
| **LAND:** | $25,937 |
| **IMPR.:** | $144,790 |
| **TOTAL:** | $170,727 |

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 two-story dwelling of vinyl siding exterior construction with 2,528 square feet of living area. The dwelling was built in 1994 and is approximately 31 years old. Features of the property include a basement with 1,004 square feet of finished area,[1] central air conditioning, 3½ bathrooms, one fireplace and a garage with 420 square feet of building area. The property has an approximately 11,248 square foot site and is located in Mundelein, Fremont 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 sales that have the same assessment neighborhood code as the subject and are located from approximately .30 of a mile to 1.65 miles

[1] The subject's property record card submitted by the board of review disclosed the subject dwelling has basement finish, which was not reported by nor was it refuted by the appellant.

from the subject property. The comparables have sites that range in size from 6,599 to 9,448 square feet of land area. The comparables are improved with two-story dwellings of wood frame exterior construction ranging in size from 2,172 to 2,804 square feet of living area. The dwellings are from 32 to 39 years old. Each comparable has a basement, central air conditioning, 2½ bathrooms, one fireplace and a garage ranging in size from 400 to 441 square feet of building area. The comparables sold from January 2023 to October 2025 for prices ranging from $316,000 to $440,000 or from $135.79 to $191.53 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's total assessment be reduced to $136,498, which would reflect a market value of $409,535 or $162.00 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 $170,727. The subject's assessment reflects a market value of $512,232 or $202.62 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 three comparable sales that have the same assessment neighborhood code as the subject and are located from approximately .04 to .10 of a mile from the subject property. The comparables have sites that range in size from 9,827 to 11,831 square feet of land area. The comparables are improved with two-story dwellings of vinyl siding exterior construction ranging in size from 2,295 to 2,432 square feet of living area. The dwellings range in age from 31 to 33 years old. The comparables each have a basement, two of which have 550 or 700 square feet of finished area. Each comparable has central air conditioning, 2½ bathrooms and a garage with 420 square feet of building area. Two comparables each have one fireplace. The comparables sold from March to July 2024 for prices ranging from $472,500 to $501,000 or from $205.88 to $207.17 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 12 comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparables #1, #3, #4, #5, #7, #8 and #9 due to differences from the subject in dwelling size or they are located more than one mile from the subject property. Additionally, the appellant's comparables #1, #3, #8 and #9 have sale dates that occurred in 2023, less proximate to the lien date at issue than other sales in the record.

The Board finds the best evidence of market value to be the appellant's comparables #2 and #6, along with the three board of review comparables, which sold more proximate to the January 1, 2025 assessment date and overall are most similar to the subject in location, dwelling size,

design and age. However, the Board finds all five comparables have a fewer number of bathrooms and less basement finish, if any, when compared to the subject and one comparable has a no fireplace, a feature of the subject. These differences suggest upward adjustments would be required to make the comparables more equivalent to the subject. Nevertheless, these most similar comparables sold from January 2024 to February 2025 for prices ranging from $375,000 to $501,000 or from $139.41 to $207.17 per square foot of living area, including land. The subject's assessment reflects a market value of $512,232 or $202.62 per square foot of living area, including land, which falls above the range established by the best comparable sales in the record in terms of overall market value but within the range on a price per square foot of living area basis. The subject's higher overall market value appears to be logical given the subject's superior features. 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: 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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