FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Taras Handziuk
DOCKET NO.: 25-01073.001-R-1
PARCEL NO.: 10-23-308-019

The parties of record before the Property Tax Appeal Board are Taras Handziuk, 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:	$23,084
IMPR.:	$122,117
TOTAL:	$145,201

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 1,928 square feet of living area.[1] The dwelling was built in 1992 and is approximately 33 years old. Features of the property include a 1,099 square foot basement with 540 square feet of finished area, central air conditioning, 3½ bathrooms, a fireplace and a garage with 462 square feet of building area. The property has an approximately 7,698 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 .43 of a mile to 1.77 miles

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

from the subject property. The comparables have sites that range in size from approximately 6,599 to 9,357 square feet of land area. The comparables are improved with two-story dwellings of wood frame exterior construction ranging in size from 1,780 to 2,219 square feet of living area. The dwellings are from 32 to 39 years old. Each comparable has a 752 to a 1,154 square foot basement, central air conditioning, 2½ bathrooms, a fireplace and a garage with either 420 or 441 square feet of building area. The comparables sold from January 2023 to October 2025 for prices ranging from $316,000 to $425,000 or from $145.49 to $199.44 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's total assessment be reduced to $117,596, which would reflect a market value of $352,823 or $183.00 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 $145,201. The subject's assessment reflects a market value of $435,647 or $225.96 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 that have the same assessment neighborhood code as the subject and are located from approximately .13 of a mile to 1.61 miles from the subject property. The comparables have sites that range in size from 8,005 to 13,610 square feet of land area. The comparables are improved with two-story dwellings of vinyl siding exterior construction ranging in size from 1,780 to 2,154 square feet of living area. The dwellings range in age from 32 to 37 years old. The comparables each have a 750 to a 1,140 square foot basement. Each comparable has central air conditioning, 2 or 2½ bathrooms and a garage with either 420 or 441 square feet of building area. Three comparables each have a fireplace. The comparables sold in August 2023 or August 2024 for prices ranging from $400,000 to $475,000 or from $219.12 to $230.34 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 thirteen comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparables #1 and #3 through #9, as well as board of review comparable #3 due to their sale dates occurring in 2023, less proximate to the lien date at issue than other sales in the record or they are less similar to the subject in dwelling size.

The Board finds the best evidence of market value to be the appellant's comparable #2, along with board of review comparables #1, #2 and #4, which have the same assessment neighborhood

code as the subject and sold more proximate to the January 1, 2025 assessment date. These four comparables are more similar to the subject in dwelling size, design and age. However, each comparable has varying degrees of similarity when compared to the subject in site size and features, suggesting adjustments would be required to make the comparables more equivalent to the subject. Nevertheless, these most similar comparables sold from January to August 2024 for prices ranging from $335,000 to $475,000 or from $153.53 to $230.34 per square foot of living area, including land. The subject's assessment reflects a market value of $435,647 or $225.96 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 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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