



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

APPELLANT: Monika Sobolewski
DOCKET NO.: 25-01126.001-R-2
PARCEL NO.: 16-04-405-015

The parties of record before the Property Tax Appeal Board are Monika Sobolewski, 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: \$119,764
IMPR.: \$467,143
TOTAL: \$586,907

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 and frame exterior construction with 4,026 square feet of living area.¹ The dwelling was constructed in 2008 and is 17 years old. Features of the home include a basement with finished area, central air conditioning, five fireplaces, and an 840 square foot garage. The property has a 21,000 square foot site and is located in Lake Forest, West Deerfield 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 located from .67 of a mile to 1.45 miles from the subject. The comparables consist of 1.75-story or 2-story dwellings of frame exterior construction ranging in size from 3,672 to 4,641 square feet of living area. The homes

¹ The Board finds the property record card submitted by the board of review, which was not refuted by the appellant, to be the best evidence of the subject's features.

are 38 to 49 years old. Each dwelling has an unfinished basement, central air conditioning, a fireplace, and a garage ranging in size from 726 to 1,150 square feet of building area. Five comparables have parcels ranging in size from 47,480 to 74,052 square feet of land area. The comparables sold from January 2024 to July 2025 for prices ranging from \$975,000 to \$1,395,000 or from \$262.45 to \$330.16 per square foot of living area, including land. Based on this evidence, the appellant requested a reduced assessment of \$354,253, for an estimated market value of \$1,062,865 or \$264.00 per square foot of living area, including land, when applying 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 \$586,907. The subject's assessment reflects a market value of \$1,760,897 or \$437.38 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 located within the subject's assessment neighborhood and from .24 of a mile to 1.93 miles from the subject. The comparables consist of 1-story, 1.5-story, or 1.75-story dwellings of brick exterior construction ranging in size from 3,799 to 7,541 square feet of living area. The dwellings are 12 to 41 years old. Each dwelling has a basement with finished area, central air conditioning, three to six fireplaces, and a garage ranging in size from 672 to 1,548 square feet of building area. One comparable has an inground swimming pool. The parcels range in size from 20,000 to 67,082 square feet of land area. The comparables sold from September 2023 to July 2025 for prices ranging from \$1,945,000 to \$3,125,000 or from \$414.40 to \$511.98 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 to support their respective positions before the Property Tax Appeal Board. The Board gives less weight to the board of review's comparables #1, #2, and #3, which differ from the subject in age, design, and/or dwelling size. The Board finds the parties remaining comparables have varying degrees of similarity to the subject in age, location, site size, and features. These most similar comparables sold for prices ranging from \$975,000 to \$1,945,000 or from \$262.45 to \$511.98 per square foot of living area, including land. The Board finds the board of review's comparable #4 to be the most similar to the subject in age, location, dwelling size, site size, features, and basement finish and which sold for \$1,945,000 or \$511.98 per square foot of living area. The subject's assessment reflects a market value of \$1,760,897 or \$437.38 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record and below the price of the overall most similar comparable. Based on this evidence 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 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

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

APPELLANT

Monika Sobolewski, 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