



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

APPELLANT: Michael Bosau
DOCKET NO.: 25-01141.001-R-2
PARCEL NO.: 16-09-111-001

The parties of record before the Property Tax Appeal Board are Michael Bosau, the appellant, by Ronald Kingsley, attorney-at-law 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: \$97,825
IMPR.: \$448,907
TOTAL: \$546,732

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 wood siding exterior construction containing 3,600 square feet of living area. The dwelling was constructed in 2016 and is approximately 9 years old. Features of the property include a full basement with 945 square feet of finished area, central air conditioning, two fireplaces, 5½ bathrooms, and an attached garage with 698 square feet of building area. The property has a 19,125 square foot site 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 composed of 1.75-story or 2-story dwellings of wood frame construction that range in size from 3,456 to 4,317 square feet of living area and are from 33 to 49 years old. Each comparable has a basement, central air conditioning, one fireplace, and a garage ranging in size from 462 to 925 square feet of building area. The

comparables have 2½, 3½ or 4 bathrooms. The appellant reported that five of the comparables have sites ranging in size from 4,792 to 74,052 square feet of land. The comparables are located from .35 of a mile to 1.37 miles from the subject property. The sales occurred from January 2024 to July 2025 for prices ranging from \$750,000 to \$1,300,000 or from \$189.39 to \$361.69 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$297,570.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$546,732. The subject's assessment reflects a market value of \$1,640,360 or \$455.66 per square foot of living area, land included, when using the statutory level of assessment of 33 1/3%.

In support of its contention of the correct assessment the board of review submitted a copy of the subject's property record card and information on three comparable sales improved with 1.5-story or 1.75-story dwellings of brick or stucco exterior construction that range in size from 3,260 to 3,799 square feet of living area and are 12 or 19 years old. Each property has a full basement with from 1,353 to 1,868 square feet of finished area. Each comparable has central air conditioning and a garage ranging in size from 749 to 973 square feet of building area. The comparables have 3, 4 or 5 fireplaces and 4½, 5 or 6 bathrooms. Comparable #2 has an in-ground swimming pool. These properties have sites ranging in size from 20,000 to 20,200 square feet of land. Two comparables have the same neighborhood code as the subject property and the comparables are located from .31 of a mile to 1.73 miles from the subject property. The sales occurred from March 2023 to March 2024 for prices ranging from \$1,600,000 to \$1,945,000 or from \$461.10 to \$595.09 per square foot of living area, including land.

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 information on twelve comparable sales to support their respective positions. Despite the fact all but one of the appellant's comparables sold nearer in time to the assessment date than the comparables submitted by the board of review, the Board gives the appellant's comparables less weight due to differences from the subject in age, being from approximately 23 to 39 years older than the subject home.

The Board finds the best evidence of market value to be the board of review comparable sales that are improved with dwellings similar to the subject in size and age. These comparables are improved with 1.5-story or 1.75-story dwellings with from 3,260 to 3,799 square feet of living area that are 12 or 19 years old or approximately 3 and 10 years older than the subject dwelling. These properties have sites similar to the subject's site in size. The comparables are also similar to the subject property in features with the exception comparable #2 has an in-ground swimming pool, unlike the subject property, indicating a downward adjustment to the comparable may be

appropriate to make the property more equivalent to the subject property for this difference. These three comparables sold from March 2023 to March 2024 for prices ranging from \$1,600,000 to \$1,945,000 or from \$461.10 to \$595.09 including land. Board of review comparables #1 and #2 are most similar to the subject in location and sold for prices of \$1,945,000 and \$1,940,000 or for \$511.98 and \$595.09 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,640,360 or \$455.66 per square foot of living area, including land, which is within the overall price range but below the range on a price per square foot of living area basis as established by the best comparable sales in this record and is below the prices of the two comparables most similar to the subject in location. Based on this evidence the Board finds the subject's assessment reflects the property's market value 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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