



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

APPELLANT: Benjamin Rissman
DOCKET NO.: 25-01143.001-R-2
PARCEL NO.: 16-16-303-048

The parties of record before the Property Tax Appeal Board are Benjamin Rissman, 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: \$120,269
IMPR.: \$329,453
TOTAL: \$449,722

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 is improved with a two-story dwelling of wood siding exterior construction containing 4,998 square feet of living area. The dwelling was constructed in 2011 and is approximately 14 years old. Features of the property include a full basement, central air conditioning, two fireplaces, five bathrooms and an attached garage with 1,032 square feet of building area. The property has a 46,609 square foot site located in Highland Park, 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 three comparable sales. Improved with two-story dwellings of wood frame construction that range in size from 4,655 to 5,259 square feet of living area and are 33 to 37 years old. Each comparable has a basement, central air conditioning, one fireplace, 4½ or 5½ bathrooms, and a garage ranging in size from 814 to 929 square feet of building area.

The comparables are located from .21 to .54 of a mile from the subject property. The sales occurred in May and December 2024 for prices ranging from \$970,000 to \$1,300,000 or from \$184.45 to \$279.27 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$334,833.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$449,722. The subject's assessment reflects a market value of \$1,349,301 or \$269.97 per square foot of living area, land included, when using the statutory level of assessment of 33 1/3% as determined by the Illinois Department of Revenue.

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 two-story dwellings of brick exterior construction that range in size from 4,376 to 5,827 square feet of living area. The homes are 18 to 47 years old. Each comparable has a full basement with from 1,641 to 2,326 square feet of finished area. Each property has central air conditioning, one or three fireplaces, 5½ or 6½ bathrooms and a garage containing from 759 to 2,105 square feet of building area. Comparable #1 has an in-ground swimming pool. Board of review comparable #2 has a site with 17,422 square feet of land. The comparables are located from .33 to .70 of a mile from the subject property. The sales occurred from January to December 2024 for prices ranging from \$1,450,000 to \$2,150,000 or from \$331.35 to \$368.97 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 six comparable sales to support their respective positions. The comparables have varying degrees of similarity to the subject in age, size and features that require adjustments to make them more equivalent to the subject property. The appellant's comparables and board of review comparables #1 and #3 are from 17 to 33 years older than the subject dwelling suggesting upward adjustments to the comparables for age may be appropriate. Two comparables each have ½ less bathroom than the subject indicating upward adjustments would be proper for this difference while four comparables have ½ or 1½ additional bathrooms than the subject requiring downward adjustments. Each of the board of review comparables has finished basement area, unlike the subject, suggesting downward adjustments to the comparables would be appropriate for this difference. Five comparables have smaller garages than the subject that would require upward adjustments and one comparable has a larger garage than the subject necessitating a downward adjustment. Board of review comparable #1 has an in-ground swimming pool, unlike the subject, indicating a downward adjustment for this dissimilarity may be appropriate. These comparables sold during 2024 for prices ranging from \$970,000 to \$2,150,000 or from \$184.45 to \$368.97 per square foot of living area, including land. Board of review comparable #2 is most similar to the subject in age but has a home that is approximately

12% smaller than the subject dwelling with a site that is approximately 29,200 square feet smaller than the subject's site and sold in December 2024 for a price of \$1,450,000 or \$331.35 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,349,301 or \$269.97 per square foot of living area, including land, which is within the range established by the comparable sales in this record and is below the comparable that is most similar to the subject in age even though the comparable has a smaller home and smaller site than the subject. Based on this evidence, after considering the appropriate adjustments to the comparables for differences from the subject property, the Board finds the subject's assessment reflects the property's fair cash 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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