



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

APPELLANT: Padmaja Guntaka
DOCKET NO.: 25-01146.001-R-2
PARCEL NO.: 16-18-203-020

The parties of record before the Property Tax Appeal Board are Padmaja Guntaka, 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: \$172,380
IMPR.: \$424,547
TOTAL: \$596,927

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 1.75-story dwelling of brick exterior construction containing 5,092 square feet of living area. The dwelling was constructed in 2001 and is approximately 24 years old. Features of the home include a 2,545 square foot basement with 1,909 square feet of finished area, central air conditioning, five fireplaces, five full bathrooms, two half bathrooms, and an attached garage with 851 square feet of building area.¹ The property has a 30,492 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 improved with 1.5-story, 1.75-story or 2-story dwellings of wood frame construction that range in size from 4,208 to 5,952 square feet

¹ The Board finds the best descriptive information for the subject property is contained on the copy of the subject's property record card submitted by the board of review.

of living area. The dwellings are 20 to 57 years old. The comparables have basements containing from 1,324 to 3,513 square feet, central air conditioning, one fireplace and a garage ranging in size from 736 to 1,150 square feet of building area. The comparables have 3½, 4, 4½, 6 or 7½ bathrooms. The comparables have sites containing from 28,201 to 75,359 square feet of land. The comparables are located from .64 to 1.34 miles from the subject property. The sales occurred from February 2024 to July 2025 for prices ranging from \$1,200,000 to \$2,250,000 or from \$232.47 to \$378.02 per square foot of living area, land included. The appellant requested the subject's total assessment be reduced to \$483,692.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$596,927. The subject's assessment reflects a market value of \$1,790,960 or \$351.72 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. The comparables are improved with 1.75-story or 2-story dwellings of brick exterior construction that range in size from 3,788 to 4,143 square feet of living area and are 24 or 26 years old. Each comparable has a basement containing from 1,955 to 2,675 square feet with comparables #1 and #2 having 1,466 and 2,006 square feet of finished basement area, respectively. Each comparable has central air conditioning, three to five fireplaces, 3½ or 4½ bathrooms and a garage ranging in size from 690 to 841 square feet of building area. The comparables have sites ranging in size from 21,780 to 23,522 square feet of land. The comparables have the same neighborhood code as the subject and are located within .19 of a mile from the subject property. The sales occurred from February 2024 to November 2024 for prices ranging from \$1,440,950 to \$1,630,000 or from \$375.64 to \$409.19 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 Board finds the best evidence of market value to be the board of review comparable sales that are, overall, more like the subject in location and age than are the appellant's comparables. The board of review comparables have sites that are from approximately 23% to 29% smaller than the subject's site, are improved with homes that are from approximately 19% to 26% smaller than the subject dwelling and would require upward adjustments to make these properties more equivalent to the subject in dwelling size. The board of review comparables have 1½ or 2½ fewer bathrooms than the subject; board of review comparable #3 has an unfinished basement, unlike the subject property; comparables #2 and #3 have one or two fewer fireplaces than the subject; and comparables #1 and #3 have smaller garages than the subject, indicating the comparables would require upward adjustments to make them more equivalent to the subject in features. These three comparables sold for prices ranging from \$1,440,950 to

\$1,630,000 or from \$375.64 to \$409.19 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,790,960 or \$351.72 per square foot of living area, including land, which is above the total price range but is below the range on a price per square foot of living area basis as established by the best comparable sales in this record. The subject's overall higher value relative to the best comparables is appropriate given the property's larger site, dwelling size and superior features.

Less weight is given the appellant's comparables due to differences from the subject in location and/or age.

Based on this evidence the Board finds the subject's assessment is supported 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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