



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

APPELLANT: Brett Soloway
DOCKET NO.: 25-01148.001-R-2
PARCEL NO.: 16-20-101-029

The parties of record before the Property Tax Appeal Board are Brett Soloway, 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: \$223,090
IMPR.: \$612,142
TOTAL: \$835,232

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 brick exterior construction containing 6,427 square feet of living area. The dwelling was constructed in 2017 and is approximately 8 years old. Features of the property include a 3,311 square foot basement, central air conditioning, two fireplaces, 4½ bathrooms and an attached garage with 1,196 square feet of building area. The property has a 162,043 square foot site located in Bannockburn, 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 four comparable sales improved with two-story dwellings of wood frame construction that range in size from 5,827 to 6,259 square feet of living area and are 34 to 100 years old. The comparables have basements ranging in size from 1,603 to 2,287 square feet. Each property has central air conditioning, one or two fireplaces, and a garage

ranging in size from 716 to 1,104 square feet of building area. The comparables have 3½, 4½, 7 or 7½ bathrooms. These properties have sites ranging in size from 19,166 to 351,965 square feet of land and are located from .16 to .84 of a mile from the subject property. The sales occurred from July 2023 to June 2025 for prices ranging from \$815,000 to \$1,800,000 or from \$131.43 to \$305.24 per square foot of living area, land included. The appellant requested the subject's total assessment be reduced to \$582,656.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$835,232. The subject's assessment reflects a market value of \$2,505,947 or \$389.91 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 information on two comparable sales consisting of a two-story dwelling and a one-story dwelling of brick or wood siding exterior construction containing 6,338 and 9,068 square feet of living area and are 10 and 24 years old, respectively. Comparable #1 has a 3,337 square foot basement with 2,891 square feet of finished area, central air conditioning, five fireplaces, 5½ bathrooms, a garage with 1,066 square feet of building area and a 161,172 square foot site. Comparable #2 has a 7,798 square foot basement with 7,000 square feet of finished area, central air conditioning, three fireplaces, 8 bathrooms, a garage with 1,801 square feet of building area, an in-ground swimming pool and a 161,608 square foot site. Comparable #1 has the same neighborhood code as the subject property and the comparables are located .24 and .27 of a mile from the subject property, respectively. The sales occurred in August 2024 and November 2024 for prices of \$2,500,000 and \$3,200,000 or \$394.45 and \$352.89 per square foot of living area, including land respectively.

In rebuttal the board of review submitted a copy of the PTAX-203 Illinois Real Estate Transfer Declaration associated with appellant's comparable sale #1 disclosing the comparable had not been advertised for sale.

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 Board gives less weight to appellant's comparable #1 as the evidence disclosed the property had not been advertised for sale, calling into question the arm's length nature of the transaction; the sale occurred in 2023, not as proximate in time to the assessment date as the best sales in this record; and the comparable is approximately 47 years older than the subject dwelling. The Board gives less weight to appellant's comparable #4 as the property sold in 2023, not as proximate in time to the assessment date as the best sales in this record, and the home is approximately 91 years older than the subject dwelling. The Board gives less weight to board of

review comparables sale #2 due to differences from the subject property in design and size as this comparable is improved with a one-story dwelling, dissimilar to the subject's two-story design, and the home has approximately 41% more living area than the subject dwelling.

The Board finds the best evidence of market value to be appellant's comparable sales #2 and #3 as well as board of review comparable sale #1 that are improved with two-story dwellings that range in size from 5,827 to 6,338 square feet of living area and are 10 to 37 years old. Appellant's comparables #2 and #3 are approximately 25 and 28 years older than the subject dwelling, respectively, indicating each would require upward adjustments to make them more equivalent to the subject in age. Additionally, appellant's comparable #3 has a site that is approximately 50% smaller than the subject's site suggesting an upward adjustment for land area would be appropriate to make the comparable more similar to the subject for this difference. These three comparables sold from August 2024 to June 2025 for prices ranging from \$1,200,000 to \$2,500,000 or from \$191.72 to \$394.45 per square foot of living area, including land. The comparable most similar to the subject in age and with the same neighborhood code as the subject is board of review comparable #1 that sold for \$2,500,000 or \$394.45 per square foot of living area, including land. The subject's assessment reflects a market value of \$2,505,947 or \$389.91 per square foot of living area, including land, which is slightly above the total price range but is within the range on a per square foot of living area basis established by the best comparable sales in this record. The subject's higher value relative to appellant's comparables #2 and #3 is appropriate considering the subject's newer age relative to these properties and the subject's larger site in relation to appellant's comparable #3. The purchase price of the comparable most similar to the subject in age and location is supportive of the subject's assessment. Based on this evidence the Board finds the subject's total 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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