FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Brian Zisook
DOCKET NO.: 25-01184.001-R-1
PARCEL NO.: 16-32-305-028

The parties of record before the Property Tax Appeal Board are Brian Zisook, 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:	$61,094
IMPR.:	$167,713
TOTAL:	$228,807

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 exterior construction with 2,888 square feet of living area. The dwelling was constructed in 1975 and is approximately 50 years old. Features of the home include a full basement, central air conditioning, a fireplace and a 440 square foot garage. The property has an approximately 10,800 square foot site and is located in Deerfield, 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 five comparable sales located within .38 of a mile from the subject. Comparables #4 and #5 are reported to have sites containing 11,465 and 16,200 square feet of land area, respectively. The comparables are improved with 2-story dwellings of wood frame exterior construction ranging in size from 2,888 to 3,311 square feet of living area. The dwellings are 49 to 54 years old and have unfinished basements. Each home has central air

conditioning, one fireplace and a garage ranging in size from 437 to 504 square feet of building area. The comparables sold from March to November 2023 for prices ranging from $460,000 to $780,000 or from $159.28 to $263.39 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's total assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of $228,807. The subject's assessment reflects a market value of $686,490 or $237.70 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.

In support of its contention of the correct assessment, the board of review submitted information on three comparable sales located within .37 of a mile from the subject. The comparables have sites ranging in size from 10,790 to 10,880 square feet of land area. The comparables are improved with 2-story dwellings of brick exterior construction ranging in size from 2,610 to 3,294 square feet of living area. The dwellings are 48 to 53 years old and have basements with finished area. Each comparable has central air conditioning, one fireplace and a garage with 440 or 483 square feet of building area. The comparables sold from June 2023 to December 2024 for prices ranging from $819,000 to $900,000 or from $273.22 to $325.67 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 record contains a total of eight comparable sales for the Board's consideration, seven of which sold over 1 year prior to the January 1, 2025 assessment date. Nevertheless, the Board gives less weight to appellant's comparable #1 which is an outlier due to its lower sale price when compared to the other sales in the record. The Board gives less weight to appellant's comparables #2 and #3 as well as board of review comparable #1 due to differences in dwelling size when compared to the subject.

The Board finds the best evidence of market value to be appellant's comparables #4 and #5 along with board of review comparables #2 and #3 which are similar to the subject in location, age, dwelling size and some features. The comparables sold from June to November 2023 for prices ranging from $700,218 to $850,000 or from $232.40 to $325.67 per square foot of living area, including land. The subject's assessment reflects a market value of $686,490 or $237.70 per square foot of living area, land included, which is below the range established by the comparable sales on an overall market value basis and within the range on a price per square foot basis. After considering adjustments to the best comparables sales for differences from the subject, the Board finds the subject's estimated market value as reflected by the 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:

C E R T I F I C A T I O N

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: November 17, 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

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