FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Mark Faerber
DOCKET NO.: 25-01325.001-R-1
PARCEL NO.: 07-33-305-027

The parties of record before the Property Tax Appeal Board are Mark Faerber, the appellant, by Andrew J. Rukavina, attorney-at-law of The Tax Appeal Company in Mundelein, 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:	$116,444
IMPR.:	$203,422
TOTAL:	$319,866

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 1.5-story dwelling of wood siding exterior construction that contains 3,603 square feet of living area. The dwelling was constructed in 1995 and is approximately 30 years old. Features of the property includes a 2,663 square foot basement with 2,044 square feet of finished area, central air conditioning, two fireplaces, 5½ bathrooms and an attached garage with 851 square feet of building area. The property has a 61,420 square foot site located in Gurnee, Warren 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 1.5-story or 1.75-story dwellings of brick or wood siding exterior construction that range in size from 3,214 to 5,163 square feet of living area. The dwellings were built in 1998 or 1999. Each comparable has a full basement with 1,091 to 2,163 square feet of finished area, central air conditioning and a garage

that range in size from 686 to 792 square feet of building area. The comparables have 1, 2 or 4 fireplaces and 4½ or 5½ bathrooms. These properties have sites ranging in size from 41,820 to 50,530 square feet of land area. The comparables have the same neighborhood code as the subject property and are located approximately .10 to .24 of a mile from the subject property. The sales occurred from July 2023 to August 2025 for prices ranging from $725,000 to $1,067,501 or from $206.76 to $225.58 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to $265,442.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of $319,866. The subject's assessment reflects a market value of $959,694 or $266.36 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 four comparable sales with comparables #2 and #4 being the same properties as appellant's comparable #3 and #2, respectively. The comparables are composed of 1.5-story, 1.75-story or 2-story dwellings of brick or wood siding exterior construction that range in size from 2,636 to 4,411 square feet of living area. The homes are 21 to 27 years old. The comparables have basements containing from 750 to 2,557 square feet of basement area with 675 to 2,010 square feet of finished area. The comparables have central air conditioning, one to three fireplaces, and garages ranging in size from 552 to 1,169 square feet of building area. These properties have 2½, 4½, 5½ or 6½ bathrooms. The comparables have sites ranging in size from 28,087 to 57,064 square feet of land area and are located from .08 to .24 of a mile from the subject property. These properties sold from July 2023 to July 2024 for prices ranging from $725,000 to $1,050,000 or from $221.04 to $287.75 per square foot of living area, including land.

As documentation the board of review submitted copies of photographs of the subject property and the comparables as well as copies of the property record cards for the subject property and the comparables.

The board of review submission also included comments from the Warren Township Assessor about the appellant's comparable sales. The assessor asserted appellant's comparable #1 is 43% larger than the subject dwelling and has a smaller garage than the subject dwelling. The assessor acknowledged that appellant's comparable #2 was also used as a comparable #4 by the board of review and asserted the property has one less bathroom than the subject, has a smaller basement than the subject, has less finished basement area than the subject, has one less fireplace than the subject and has a smaller garage than the subject. The assessor also acknowledged that appellant's comparable #3 was used as a comparable by the board of review and the property has 22% more living area than the subject property.

The appellant's attorney submitted rebuttal comments acknowledging that board of review comparables #2 and #4 are shared comparables. The appellant's counsel asserted that board of review comparable #1 is a 2-story dwelling of brick construction while the subject property is a 1.5-story dwelling of frame construction. The appellant's counsel contends board of review comparable #1 and the subject property appeal to a different demographic. The appellant's counsel also indicated that board of review comparable #3 is 1,000 feet smaller than the subject property and is not a good comparable.

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 five comparable sales with two comparables being duplicates. The Board gives less weight to appellant's comparable #1 due to differences in dwelling size being approximately 43% larger than the subject home. The Board gives less weight to board of review comparable #3 due to differences in dwelling size being approximately 27% smaller 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 sales #1, #2 and #4, which includes the two common comparables submitted by the parties. These three comparables contain from 3,214 to 4,411 square feet of living area and are from 21 to 27 years old. The comparables have varying degrees of similarity to the subject and would require adjustments to make them more equivalent to the subject property. Appellant's comparable #2/board of a review comparable #4 has a smaller site, one less bathroom, one less fireplace and less finished basement area than the subject suggesting upward adjustments to this comparable would be appropriate to make it more equivalent to the subject property. Appellant's comparable #3/board of review comparable #2 has a smaller site than the subject indicating an upward adjustment for this difference would be proper. Conversely, board of review comparable #1 has one more bathroom than the subject, one more fireplace than the subject and a larger garage than the subject indicating downward adjustments to this comparable would be suitable. These three properties sold for prices ranging from $725,000 to $1,050,000 of from $221.04 to $287.75 per square foot of living area, including land. The subject's assessment reflects a market value of $959,694 or $266.36 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Based on this evidence, after considering the appropriate adjustments to the best comparable sales, 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:

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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