FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Barbara Weiss
DOCKET NO.: 25-01430.001-R-1
PARCEL NO.: 16-15-110-048

The parties of record before the Property Tax Appeal Board are Barbara Weiss, 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:	$43,193
IMPR.:	$152,528
TOTAL:	$195,721

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 2,853 square feet of living area.[1] The dwelling was constructed in 1985 and is approximately 40 years old. Features of the home include a full basement with finished area, central air conditioning, one fireplace and a 506 square foot garage. The property has an approximately 8,401 square foot site and is located in Highland Park, Moraine Township, Lake County.

The appellant contends assessment inequity regarding the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on nine comparables located on same street as the subject and block as the subject. The comparables are improved with 2-story dwellings of wood frame exterior construction ranging in size from 2,466 to 3,051 square feet of living area. The dwellings are 49 or 50 years old and have unfinished basements.

[1] The Board finds the best description of the subject was the property record card submitted by the board of review.

Each home has central air conditioning, one fireplace and a 420 to 552 square foot garage. The comparables have improvement assessments ranging from $121,319 to $143,417 or from $46.82 to $55.19 per square foot of living area. 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 $195,721. The subject has an improvement assessment of $152,528 or $53.46 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on three equity comparables where comparables #2 and #3 were submitted and described by the appellant as comparables #9 and #6, respectively.[2] Comparable#1 is located on the same street and block as the subject. This comparable is a 2-story dwelling of brick exterior construction with 2,729 square feet of living area. The dwelling is 48 years old and has a full basement with finished area. Features of the property include central air conditioning, a fireplace and a garage with 399 square feet of building area. This comparable has an improvement assessment of $150,525 or $55.16 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The appellant contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). 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 ten equity comparables for the Board's consideration, two of which are common comparables. These comparables are relatively similar to the subject in location, age, dwelling size and some features. However, the Board finds the only comparables in the record that are reported to have finished basement area similar to the subject are the board of review comparables which includes the parties' two common comparables. These most similar comparables had improvement assessments ranging from $141,288 to $150,525 or from $52.15 to $55.19 per square foot of living area. The subject's improvement assessment of $152,528 or $53.46 per square foot of living area is within the range established by the best comparables in this record on a per square foot basis but somewhat higher on an overall basis which is logical given the subject's larger dwelling size. After considering adjustments to the best comparables for differences from the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is not justified.

[2] The Board finds the board of review noted both comparables have finished basements which were not reported nor refuted by the appellant.

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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