FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Uptown Develpment LLC
DOCKET NO.: 25-01479.001-R-1
PARCEL NO.: 16-23-104-028

The parties of record before the Property Tax Appeal Board are Uptown Develpment LLC, the appellant, by attorney Arden Edelcup of Tax Appeals Lake County in Lake Zurich; 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:	$48,673
IMPR.:	$114,853
TOTAL:	$163,526

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 stucco exterior construction with 1,968 square feet of living area. The dwelling was built in 1948 and is approximately 77 years old. The dwelling has an effective age of 1967 due to remodeling in 1988. Features of the home include a basement with finished area, central air conditioning, 2 bathrooms and a garage with 209 square feet of building area. The property has a 7,320 square foot site and is located in Highland Park, Moraine Township, Lake County.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on four equity comparables that have the same assessment neighborhood code as the subject and are located within .33 of a mile from the subject property. The comparables are improved with 1.5-story, 2-story or 2.5-story dwellings of wood or brick exterior construction ranging in size from 1,878 to

2,172 square feet of living area. The dwellings were built from 1920 to 1951. The comparables each have a basement, one of which has finished area. Each comparable has either 2, 2½ or 3 bathrooms and a garage ranging in size from 216 to 525 square feet of building area. Two comparables have central air conditioning and two comparables each have a fireplace. The comparables have improvement assessments that range from $89,968 to $122,457 or from $47.91 to $56.38 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to $108,240 or $55.00 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of $163,526. The subject property has an improvement assessment of $114,853 or $58.36 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on four equity comparables that have the same assessment neighborhood code as the subject and are located within .50 of a mile from the subject property, one of which is also along the same street as the subject. The comparables are improved with 2-story dwellings of brick or wood siding exterior construction ranging in size from 1,900 to 2,051 square feet of living area. The dwellings are from 97 to 105 years old. The comparables each have a basement, one of which has finished area. Each comparable has either 2 or 2½ bathrooms. Three comparables have central air conditioning, two comparables each have a fireplace and two comparables each have a garage with 360 or 990 square feet of building area. The comparables have improvement assessments that range from $113,621 to $130,239 or from $59.80 to $66.27 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 taxpayer 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 information on eight comparables for the Board's consideration. The Board has given less weight to the appellant's comparables #1 and #3, as well as board of review comparables #3 and #4, due to their lack of central air conditioning and/or a garage, both features of the subject.

The Board finds the appellant's comparables #2 and #4, along with board of review comparables #1 and #2 are similar to the subject in location and dwelling size, and each dwelling has central air conditioning and a garage. However, the dwellings have varying degrees of similarity when compared to the subject in age, story height and other features, suggesting adjustments would be required to make the comparables more equivalent to the subject. Nevertheless, these four comparables have improvement assessments ranging from $101,123 to $130,239 or from $50.87

to $66.27 per square foot of living area. The subject's improvement assessment of $114,853 or $58.36 per square foot of living area falls within the range established by the best comparables in this record. 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.

The constitutional provision for uniformity of taxation and valuation does not require mathematical equality. A practical uniformity, rather than an absolute one, is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill.2d 395 (1960). Although the comparables presented by the parties disclosed that properties located in the same area are not assessed at identical levels, all that the constitution requires is a practical uniformity, which appears to exist on the basis of the evidence presented.

Based on this record, the Board finds 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

AGENCY

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