FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Michael Mergener
DOCKET NO.: 25-01484.001-R-2
PARCEL NO.: 16-03-108-010

The parties of record before the Property Tax Appeal Board are Michael Mergener, 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:	$236,657
IMPR.:	$477,713
TOTAL:	$714,370

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 1.5-story dwelling of stone and frame exterior construction with 4,945 square feet of living area. The dwelling was constructed in 1998 and is 27 years old. Features of the home include a full basement, central air conditioning, two fireplaces, and an 812 square foot garage. The property has a 42,016 square foot site and is located in Lake Forest, Moraine 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 located within the subject's assessment neighborhood and within .28 of a mile of the subject. The comparables consist of 2-story dwellings of frame exterior construction ranging in size from 4,850 to 5,513 square feet of living area. The homes are 29 to 90 years old. Each dwelling has a basement, central air conditioning, a fireplace, and a garage ranging in size from 750 to 1,805 square feet of building

area. The parcels range in size from 37,688 to 112,446 square feet of land area. The comparables sold from November 2024 to May 2025 for prices ranging from $1,728,000 to $2,300,000 or from $316.95 to $417.20 per square foot of living area, including land. Based on this evidence, the appellant requested a reduced assessment of $519,173, for an estimated market value of $1,557,675 or $315.00 per square foot of living area, including land, when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of $714,370. The subject's assessment reflects a market value of $2,143,324 or $433.43 per square foot of living area, land included, when applying 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 .54 of a mile of the subject. The comparables consist of 1.5-story or 2-story dwellings of brick or wood siding exterior construction ranging in size from 4,449 to 5,384 square feet of living area. The dwellings are 7 to 64 years old. Each dwelling has a full basement, central air conditioning, two or three fireplaces, and a garage ranging in size from 759 to 1,093 square feet of building area. The parcels range in size from 30,947 to 50,693 square feet of land area. The comparables sold from June to September 2025 for prices ranging from $2,525,000 to $4,278,500 or from $567.54 to $821.05 per square foot of living area, including land. The board of review also submitted copies of the deed and real estate transfer declaration associated with the appellant's comparable sale #3, noting that it was a bank REO sale. 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 parties submitted a total of six comparable sales to support their respective positions before the Property Tax Appeal Board. The Board gives less weight to the appellant's comparable #1, as well as the comparables submitted by the board of review, which differ from the subject in age and/or site size. The Board finds the two remaining comparables presented by the appellant sold proximate to the assessment date and are similar to the subject in age, location, dwelling size, and features. These two most similar comparables sold in February and May 2025 for prices of $1,728,000 and $2,300,000 or for $316.95 and $417.20 per square foot of living area, including land. The subject's assessment reflects a market value of $2,143,324 or $433.43 per square foot of living area, including land, which is bracketed by the two best comparable sales in this record overall. While the subject's market value per square foot is above the two best comparables, the Board finds it logical given the subject's smaller dwelling in relation to the comparables and the principle of economies of scale. Based on this evidence and after considering adjustments to the best comparables for differences when compared to the subject, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Michael Mergener, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
40 Landover Parkway
Suite 3
Hawthorn Woods, IL 60047

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085