FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Geoff Randolph
DOCKET NO.: 25-01513.001-R-1
PARCEL NO.: 16-22-402-026

The parties of record before the Property Tax Appeal Board are Geoff Randolph, 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:	$54,269
IMPR.:	$260,804
TOTAL:	$315,073

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 wood frame exterior construction with 2,863 square feet of living area. The dwelling was constructed in 2008 and is approximately 17 years old. Features of the home include a basement with finished area[1], central air conditioning, and a 441 square foot garage. The property has an approximately 7,501 square foot site and is located in Highland Park, Moraine Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on nine comparable sales located within 1.60 miles of the subject property. The comparables have sites that range in size from 8,751 to 15,015 square feet of land area and are improved with 2-story dwellings of wood frame exterior construction

[1] The Board finds the best description of the subject's basement area was found in the property record card submitted by the board of review, not refuted by the appellant.

ranging in size from 2,319 to 3,391 square feet of living area. The dwellings range in age from 25 to 100 years old. Each comparable has a basement, central air conditioning, a fireplace and a garage ranging in size from 440 to 702 square feet of building area. The properties sold from February 2024 to July 2025 for prices ranging from $710,000 to $956,000 or from $232.30 to $323.31 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to $251,919 which reflects a market value of $755,833 or $264.00 per square foot of living area, land included, 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 $315,073. The subject's assessment reflects a market value of $945,314 or $330.18 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 four comparable sales located within .71 of a mile of the subject property. The comparables have sites that range in size from 7,673 to 11,494 square feet of land area and are improved with 2-story dwellings of brick or wood siding exterior construction ranging in size from 2,700 to 3,568 square feet of living area. The homes range in age from 7 to 18 years old. Each comparable has a basement with finished area, central air conditioning, and a garage with 420 or 462 square feet of building area. Three comparables each have one or two fireplaces. The properties sold from June 2024 to August 2025 for prices ranging from $1,125,000 to $1,681,000 or from $402.46 to $471.13 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 thirteen comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #2, #3, #4, #5, #7, #8 and #9 and the board of review's comparable #2 which are less similar to the subject in location, age and/or dwelling size.

The Board finds the best evidence of market value to be the appellant's comparables #1 and #6 and the board of review's comparables #1, #3 and #4 which are more similar to the subject in location, dwelling size, age and other features. These comparables sold from March 2024 to August 2025 for prices ranging from $849,000 to $1,270,000 or from $308.28 to $426.89 per square foot of living area, including land. The subject's assessment reflects a market value of $945,314 or $330.18 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. After considering appropriate

adjustments to the best comparables for differences from the subject, the Board finds the subject’s assessment is justified and a reduction in the subject's assessment is not warranted.

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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