FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Margaret Credo
DOCKET NO.: 25-01532.001-R-1
PARCEL NO.: 16-27-109-008

The parties of record before the Property Tax Appeal Board are Margaret Credo, 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:	$58,901
IMPR.:	$86,194
TOTAL:	$145,095

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 tri-level dwelling[1] of brick and frame exterior construction with 1,073 square feet of above grade living area. The dwelling was constructed in 1952 and is approximately 73 years old. Features of the home include a basement/lower level with finished area, 2 bathrooms and central air conditioning. The property has an approximately 9,239 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 six comparable sales located within 0.28 of a mile from the subject property. The comparables have sites that range in size from 7,296 to 9,866 square feet of land area and are improved with 1-story dwellings of wood frame exterior construction

[1] The Board finds the best description of the subject was found in its property record card which depicts the subject to have 1-story construction and a tri-level design, which was not refuted by the appellant.

ranging in size from 1,102 to 1,282 square feet of living area and are 71 to 79 years old. Each comparable has 1½ or 2 bathrooms. Five comparables have central air conditioning, one home has a fireplace and two properties have a 264 or 528 square foot garage. The properties sold from July 2023 to May 2025 for prices ranging from $310,000 to $475,000 or from $265.87 to $384.93 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to $121,952 which reflects a market value of $365,893 or $341.00 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 $145,095. The subject's assessment reflects a market value of $435,329 or $405.71 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 three comparables located within 0.32 of a mile from the subject property. Board of review comparable #2 is the same property as appellant comparable #6. The comparables have sites that range in size from 7,707 to 9,117 square feet of land area and are improved with 1-story dwellings of brick exterior construction ranging in size from 1,073 to 1,568 square feet of living area and are 55 to 78 years old. Each comparable has a basement with finished area, 2 or 2½ bathrooms, central air conditioning and a garage ranging in size from 264 to 768 square feet of building area. Two dwellings each have one fireplace. The properties sold from July 2023 to February 2025 for prices ranging from $482,500 to $645,000 or from $384.93 to $449.67 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 record contains eight comparable sales for the Board's consideration, including the parties' common property. The Board gives reduced weight to appellant comparables #2, #4 and #6 along with the board of review comparables which are less similar to the subject in dwelling size, presence of a garage amenity, lack of central air conditioning and/or sold in 2023, less proximate to the January 1, 2025 assessment date than other properties in the record.

The Board finds the best evidence of market value to be appellant comparables #1, #3 and #5 which sold proximate to the assessment date at issue and are more similar to the subject in location, age and some features. However, these properties present varying degrees of similarity to the subject in dwelling size, site size, basement finish and/or bathroom count, suggesting adjustments are needed to make these properties more equivalent to the subject. These comparables sold from June 2024 to May 2025 for prices ranging from $310,000 to $450,000 or

from $265.87 to $370.53 per square foot of living area, including land. The subject's assessment reflects a market value of $435,329 or $405.71 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record on an overall market value basis and above the range on a price per square foot basis.

Accepted real estate theory provides that, all things being equal, as the size of a property increases, the per unit value decreases. In contrast, as the size of a property decreases, the per unit value increases. Given the subject's somewhat smaller dwelling size, relative to the best comparables, along with its larger site size and finished basement area, a higher per square foot market value appears logical. Therefore, 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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