FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Joseph Amodeo
DOCKET NO.: 25-01560.001-R-1
PARCEL NO.: 16-36-308-098

The parties of record before the Property Tax Appeal Board are Joseph Amodeo, 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:	$80,303
IMPR.:	$302,851
TOTAL:	$383,154

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 siding exterior construction with 3,192 square feet of living area. The dwelling was constructed in 2015 and is approximately 10 years old. Features of the home include a basement with finished area,[1] central air conditioning, one fireplace and garage with 836 square feet of building area. The property has an approximately 13,312 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 eight comparable sales. The comparables are located in a different assessment neighborhood code than the subject and from .16 of a mile to 1.46 miles from the subject property. The comparables have sites that range in size from 4,378 to 19,049

[1] The Board finds the best description of the subject is found in the property record card provided by the board of review, that was not refuted by the appellant.

square feet of land area. The comparables are improved with 2-story dwellings of wood frame exterior construction ranging in size from 2,821 to 3,743 square feet of living area. The comparables range in age from 21 to 99 years old. Each comparable has a basement, central air conditioning, one fireplace and a garage ranging in size from 441 to 638 square feet of building area. The comparables sold from April 2024 to May 2025 for prices ranging from $580,000 to $1,440,000 or from $198.63 to $460.48 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of $383,154. The subject's assessment reflects a market value of $1,149,577 or $360.14 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. Comparable #3 is the same property as the appellant's comparable #4. The comparables are located within .42 of a mile from the subject with one comparable being located in the same assessment neighborhood code than the subject property. The comparables have sites ranging in size from 10,736 to 23,914 square feet of land area. The comparables are improved with 2-story dwellings of brick or wood siding exterior construction ranging in size from 3,050 to 3,950 square feet of living area. The comparables range in age from 7 to 88 years old. Each comparable has a basement, two with finished area, central air conditioning, one or two fireplaces and a garage ranging in size from 462 to 828 square feet of building area. The comparables sold in June 2024 for prices ranging from $1,160,000 to $1,555,000 or from $372.99 to $450.82 per square foot of living area, including land. 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 ten comparable sales for the Board's consideration, with one comparable being common to both parties. The Board has given less weight to appellant's comparables #1, #2, #3, #5 and #6 as well as board of review comparable #2 due to their differences from the subject in dwelling size and/or their location of one mile or more away from the subject property.

The Board finds the best evidence of market value to be appellant's comparables #4, #7 and #8 along with review comparable sales #1 and #3, which includes the common comparable. The Board finds that these comparables are most similar to the subject in location, design, dwelling size and features. However, each comparable is older in age and three comparables lack a finished basement, suggesting upward adjustments would be required to make these four comparables more equivalent to the subject. Nevertheless, theses comparables sold from June

2024 to May 2025 for prices ranging from $1,145,000 to $1,440,000 or from $372.99 to $450.82 per square foot of living area, including land. The subject's assessment reflects a market value of $1,149,577 or $360.14 per square foot of living area, including land, which falls within the range of the best comparable sales in this record on a market value basis but below the range on a price per square foot basis. Based on this record 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 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

AGENCY

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

APPELLANT

Joseph Amodeo, 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