FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Cole Hanusa
DOCKET NO.: 25-01662.001-R-3
PARCEL NO.: 12-33-303-023

The parties of record before the Property Tax Appeal Board are Cole Hanusa, 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:	$863,021
IMPR.:	$1,387,531
TOTAL:	$2,250,552

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 two-story dwelling of frame exterior construction with 13,381 square feet of living area. The dwelling was constructed in 1907 and is 118 years old. Features of the home include a finished basement, central air conditioning, ten fireplaces, a 1,812 square foot garage, a 540 square foot carport, and an inground swimming pool.[1] The property has a 321,473 square foot site and is located in Lake Forest, Shields Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales located within 1.44 miles of the subject. The comparables consist of two-story dwellings of frame exterior construction ranging

[1] The Board finds the property characteristic sheet submitted by the board of review, which was not refuted by the appellant, to be the best evidence of the subject's features. The property characteristic sheet also includes the notation, "This parcel has multiple improvements and all improvement information may not be shown below."

in size from 11,742 to 14,600 square feet of living area. The homes are 91 to 116 years old. Each dwelling has a basement with three having finished area, central air conditioning, a fireplace, seven to nine full bathrooms, one to four half bathrooms, and a garage ranging in size from 940 to 1,550 square feet of building area. Three comparables each have a finished attic and an inground swimming pool. The parcels range in size from 83,635 to 235,224 square feet of land area. The comparables sold from January to November 2024 for prices ranging from $2,449,000 to $5,700,000 or from $197.44 to $390.41 per square foot of living area, including land. Based on this evidence, the appellant requested a reduced assessment of $1,739,356, for an estimated market value of $5,218,590 or $390.00 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 $2,250,552. The subject's assessment reflects a market value of $6,752,331 or $504.62 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 two comparable sales located within the subject's assessment neighborhood. Comparable #2 is the same property as the appellant's comparable #1. The comparables consist of two-story dwellings of frame exterior construction containing either 9,743 or 14,600 square feet of living area. The dwellings were built in 1926 or 1935. Each dwelling has a basement, central air conditioning, seven fireplaces, six or eight full bathrooms, two half bathrooms, and a garage containing 1,023 or 1,262 square feet of building area. The appellant reported that the common comparable has an inground swimming pool. The parcels contain 158,558 or 235,224 square feet of land area. The comparables sold in January 2024 and April 2025 for prices of $5,000,000 and $5,700,000 or $390.41 and $513.19 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 five comparable sales to support their respective positions before the Property Tax Appeal Board, with one comparable being common to the parties. The Board gives less weight to the appellant's comparable #4 and the board of review's comparable #1, which lack an inground swimming pool, a feature of the subject. The Board finds the parties' remaining comparables, including the common comparable, sold proximate to the assessment date and are similar to the subject in age, location, dwelling size, and features. These most similar comparables sold from January to November 2024 for prices ranging from $2,449,000 to $5,700,000 or from $197.44 to $390.41 per square foot of living area, including land. The subject's assessment reflects a market value of $6,752,331 or $504.62 per square foot of living area, including land, which is above the range established by the best comparable sales in this

record. However, the Board finds the subject's higher market value logical given the subject's larger site, greater bathroom and fireplace count, and carport in relation to the best comparables. 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

Cole Hanusa, 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