FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Jincy Philip
DOCKET NO.: 25-02107.001-R-2
PARCEL NO.: 16-07-306-005

The parties of record before the Property Tax Appeal Board are Jincy Philip, 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:	$120,371
IMPR.:	$334,224
TOTAL:	$454,595

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 brick and frame exterior construction with 4,266 square feet of living area.[1] The dwelling is 33 years old. Features of the home include a full basement with finished area, central air conditioning, two fireplaces, and an 818 square foot three-car garage. The property has a 27,560 square foot site and is located in lake Forest, West Deerfield Township, Cook County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of $1,280,000 as of January 1, 2025. The appraisal was prepared by Joseph Herchenbach, a

[1] The Board finds the appraisal submitted by the appellant, which contains a detailed property sketch with measurements and interior and exterior photographs, to be the best evidence in the record of the subject's dwelling size.

certified residential real estate appraiser. The purpose of the appraisal was to determine the market value of the subject property for an ad valorem tax appeal.

In estimating the market value of the subject property, the appraiser developed the sales comparison approach to value by examining three comparable sales located within .28 of a mile of the subject. The comparables are improved with two-story dwellings of brick or brick and Dryvit exterior construction ranging in size from 3,933 to 4,561 square feet of living area. The dwellings are 35 or 36 years old. Each comparable has a full basement, two or three fireplaces, and a three-car garage. The parcels range in size from 18,640 to 32,761 square feet of land area. The sales occurred from March to December 2023 for prices ranging from $1,130,000 to $1,305,000 or from $286.12 to $309.31 per square foot of living area, including land. Adjustments were applied for differences between the comparables and the subject property for sale date, site size, dwelling size, bathroom count, and other features to arrive at adjusted prices ranging from $1,220,000 to $1,326,750. Based on this data, the appraiser arrived at a market value of $1,280,000 or $300.05 per square foot of living area, including land, as of January 1, 2025. The appellant requested the subject's assessment be reduced to $272,757, which would reflect a market value of $818,353 or $191.83 per square foot of living area, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of $454,595. The subject's assessment reflects a market value of $1,363,921 or $319.72 per square foot of living area, land included, when using the 33.33% statutory level of assessment.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales located within the subject's assessment neighborhood and within .08 of a mile from the subject. The comparables consist of two-story dwellings of brick or stucco exterior construction ranging in size from 3,992 to 4,449 square feet of living area. The comparables each have a full basement, central air conditioning, one to four fireplaces, and a garage ranging in size from 748 to 848 square feet of building area. The comparables have parcels ranging in size from 19,800 to 22,440 square feet of land area. The comparables sold from May 2023 to June 2025 for prices ranging from $1,275,000 to $1,524,000 or from $316.85 to $381.76 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 appellant submitted an appraisal and the board of review submitted three comparable sales for the Board's consideration. The Board gives less weight to the value conclusion in the appraisal submitted by the appellant, which relied on sales that occurred in 2023, less proximate to the January 1, 2025 assessment date at issue in this appeal, and which omitted sales of

comparable properties which sold more proximate to the assessment date at issue, one of which is located along the subject's street, that were provided by the board of review. Likewise, the Board gives reduced weight to the board of review's comparable #1, which sold less proximate to the assessment date at issue. Further, the Board finds the appellant's assessment request, which is 36% lower than the appraised value, undermines the credibility of the appraisal.

The Board finds the two remaining comparables submitted by the board of review sold proximate to the lien date at issue and are similar to the subject in age, location, dwelling size, and features. These most similar comparables sold in April and June 2025 for prices of $1,450,900 and $1,524,000 or $326.12 and $381.76 per square foot of living area, including land. The subject's assessment reflects a market value of $1,363,921 or $319.72 per square foot of living area, including land, which is below the two best comparable sales in this record. 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

Jincy Philip, 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