



**FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: John Zygokostas
DOCKET NO.: 16-03303.001-R-1
PARCEL NO.: 06-13-200-011

The parties of record before the Property Tax Appeal Board are John Zygokostas, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Lake Forest; 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:	\$70,398
IMPR.:	\$0
TOTAL:	\$70,398

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 2016 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 vacant site containing 156,816 square feet of land area. The property is located in Lake Villa, Avon Township, Lake County.

The appellant contends assessment inequity as the basis of the appeal. The subject's improvement assessment is not contested. In support of this argument the appellant submitted information on three improved equity comparables located in the Avon Large neighborhood and from 1.95 to 3.49 miles from the subject property. The comparables range in size from 104,544 to 217,800 square feet of land area and have land assessments ranging from \$35,358 to \$59,828 or from \$.20 to \$.34 per square foot of land area. Based on this evidence, the appellant requested a reduction in the subject's land assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$70,398. The subject property has a land assessment of \$70,398 or \$.45 per square foot of land area.

The board of review argued that the appellant's comparables #2 and #3 are undevelopable land due to having wetlands and reflected in their lower assessments.

In support of its contention of the correct assessment the board of review submitted information on seven equity comparables, with comparables #4 and #5 being the same property. The comparables are located in the Avon Large neighborhood and from 1.75 to 4.13 miles from the subject property. The comparables range in size from 127,635 to 217,379 square feet of land area and have land assessments ranging from \$57,298 to \$121,827 or \$.45 per square foot of land area. Based on this evidence, the board of review requested confirmation of the subject's land assessment.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and no reduction in the subject's assessment is warranted.

The parties submitted ten equity comparables for the Board's consideration.¹ The Board gave less weight to appellant's comparable #2 and #3 as they are undevelopable land due to having wetlands and to board of review's comparable #1 due to its larger site size.

The Board finds the best evidence of assessment equity to be the appellant's comparable #1 along with board of review comparables #2 through #8. These comparables have site sizes ranging from 127,635 to 208,652 and had land assessments that range from \$59,828 to \$93,668 or from \$.27 to \$.45 per square foot of land area. The subject's land assessment of \$70,398 or \$.45 per square foot of land area falls within the range established by the most similar comparables in this record. Based on this record the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject was inequitably assessed and no reduction in the subject's assessment is justified.

¹ The parties originally submitted 11 equity comparables, but board of review comparables #4 and #5 are the same property.

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: _____

CERTIFICATION

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: January 15, 2019



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 9-125 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

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