



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

APPELLANT: Demetrios Georgatsos  
DOCKET NO.: 17-01631.001-R-1  
PARCEL NO.: 06-36-302-020

The parties of record before the Property Tax Appeal Board are Demetrios Georgatsos, 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:** \$26,084  
**IMPR.:** \$93,825  
**TOTAL:** \$119,909

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 2017 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 vinyl siding exterior construction with 2,619 square feet of living area. The dwelling was constructed in 2000. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a 528 square foot garage. The property has a 13,067 square foot site and is located in Grayslake, Avon 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 where only comparable #1 was located within the same neighborhood code assigned by the assessor as the subject property. The properties were from .32 to .68 of a mile from the subject. The parcels range in size from 6,969 to 10,066 square feet of land area and have been improved with two-story dwellings of vinyl or wood siding exterior construction. The homes were built between 1994 and 2004 and range in

size from 2,316 to 3,154 square feet of living area. Features include full or partial unfinished basements. Each home has central air conditioning and two of the comparables each have one or two fireplaces, respectively. Each comparable has a garage ranging in size from 451 to 590 square feet of building area. The comparables sold between October 2016 and January 2017 for prices ranging from \$295,000 to \$370,000 or from \$117.31 to \$127.37 per square foot of living area, including land. Based on this evidence and argument, the appellant requested a reduction in the subject's assessment to reflect a market value of \$345,707 at 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 \$119,909. The subject's assessment reflects a market value of \$361,716 or \$138.11 per square foot of living area, land included, when using the 2017 three year average median level of assessment for Lake County of 33.15% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located in the same neighborhood code assigned by the assessor as the subject property. The parcels range in size from 9,924 to 11,325 square feet of land area and have been improved with two-story dwellings of vinyl or wood siding exterior construction. The homes were built in 1996 or 2001 and range in size from 2,309 to 2,619 square feet of living area. Features include full or partial unfinished basements. Each home has central air conditioning, one or two fireplaces and a garage ranging in size from 506 to 690 square feet of building area. The comparables sold between April and November 2016 for prices ranging from \$331,000 to \$419,000 or from \$143.35 to \$159.98 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 eight comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to the appellant's comparables; comparable #1 differs in size from the subject and comparables #2 through #4 are more distant from the subject property than other comparables in the record.

The Board finds the best evidence of market value to be the board of review comparables which are similar to the subject in location, design, construction, age, size and most features. These most similar comparables sold between April and November 2016 for prices ranging from \$331,000 to \$419,000 or from \$143.35 to \$159.98 per square foot of living area, including land. The subject's assessment reflects a market value of \$361,716 or \$138.11 per square foot of living area, including land, which is within the range established by the best comparable sales in this record in terms of overall value and below the recent sale prices of board of review comparables

#1 and #2 that present the greatest number of similar characteristics to the subject dwelling. After considering adjustments to the comparables 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

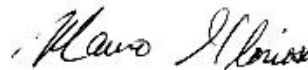
DISSENTING: \_\_\_\_\_

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:

April 21, 2020



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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COUNTY

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