



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

APPELLANT: George Psaras Jr.  
DOCKET NO.: 17-01806.001-R-1  
PARCEL NO.: 11-28-302-033

The parties of record before the Property Tax Appeal Board are George Psaras Jr., 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:** \$77,808  
**IMPR.:** \$260,466  
**TOTAL:** \$338,274

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 brick exterior construction with 5,113 square feet of living area. The dwelling was built in 2015. Features of the home include an unfinished basement, central air conditioning, one fireplace and two attached garages with a combined 888 square feet of building area. The property has a 18,502 square foot site and is located in Vernon Hills, Libertyville Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on six comparable sales improved with one, 2.25-story dwelling and five, 2-two-story dwellings with brick exteriors ranging in size from 4,278 to 5,013 square feet of living area. The dwellings were built from 2000 to 2014. Each comparable has an unfinished basement, central air conditioning, one to three fireplaces and an attached garage ranging in size from 681 to 991 square feet of building area. These properties have sites ranging

in size from 15,111 to 21,294 square feet of land area and are located within .53 miles of the subject property. The sales occurred from January 2015 to November 2016 for prices ranging from \$765,000 to \$1,077,500 or from \$173.55 to \$251.87 per square foot of living area, land included. The appellant requested the subject's assessment be reduced to \$306,750.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$338,274. The subject's assessment reflects a market value of \$1,020,434 or \$199.58 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 three comparable sales improved with two-story dwellings with brick exteriors ranging in size from 4,207 to 5,013 square feet of living area. The homes were built from 2014 to 2016. Each comparable has an unfinished basement, central air conditioning, one or two fireplaces and an attached garage ranging in size from 736 to 824 square feet of building area. The comparables have sites ranging in size from 16,140 to 19,129 square feet of land area and are located within .271 miles from the subject property. The sales occurred from July 2015 to November 2017 for prices ranging from \$1,003,812 to \$1,025,000 or from \$204.47 to \$235.08 per square foot of living area, including land. Board of review comparable #3 is the same property as appellant's comparable #5.

The board of review requested confirmation of the 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 information on eight comparable sales in support of their respective positions with one comparable being common to the parties. The Board gives most weight to appellant's comparables #2, #5 and #6 as well as the board of review comparables, which includes the common sale. These comparables are most similar to the subject in age as well as being relative similar to the subject in features with the exception appellant's comparable #6 and board of review comparable #3 are significantly smaller than the subject dwelling. These five comparables sold from July 2015 to November 2017 for prices ranging from \$780,000 to \$1,077,500 or from \$174.18 to \$251.87 per square foot of living area, including land. Four of the comparables have a narrower range from \$204.47 to \$251.87 per square foot of living area, with the common comparable having a price of \$1,025,000 or \$204.47 per square foot of living area inclusive of the land. The subject's assessment reflects a market value of \$1,020,434 or \$199.58 per square foot of living area, including land, which is within the range established by the best comparable sales in this record and is well supported based on these sales. Less weight

is given appellant's comparables #1, #3 and #4 due to differences from the subject dwelling in age. In conclusion 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: July 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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