



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

APPELLANT: Georgia Tapas
DOCKET NO.: 17-02323.001-R-1
PARCEL NO.: 14-12-307-002

The parties of record before the Property Tax Appeal Board are George Tapas, 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: \$57,491
IMPR.: \$158,676
TOTAL: \$216,167

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 single-family dwelling with brick exterior construction containing 3,104 square feet of living area. The dwelling was constructed in 1991. Features of the home include an unfinished basement, central air conditioning, a fireplace and an attached garage with 748 square feet of building area. The property has a 78,596-square foot site and is located in Long Grove, Ela Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted a grid analysis of six comparable sales located within .39 of a mile of the subject and each being in a different neighborhood code as assigned to the subject property by the local assessor. The properties are situated on lots ranging in size from 39,731 to 79,608 square feet of land area. The comparables are improved with two-story single-family dwellings with brick exteriors and range in size from 3,149 to 3,399 square feet of living area. The homes

were built from 1985 to 1992. The comparables each feature an unfinished basement, central air conditioning, one or two fireplaces and an attached garage ranging in size from 492 to 851 square feet of building area. The sales of the comparables occurred from May 2015 to June 2016 for prices ranging from \$418,000 to \$571,000 or from \$122.98 to \$171.27 per square foot of living area, including land. The appellant noted that comparables #2 and #5 have undergone remodeling as reflected in the Multiple Listing Service (MLS) sheets submitted into evidence by the appellant.

Based on this evidence, the appellant requested that the total assessment be reduced to \$190,877 which would reflect a market value of \$572,688 or \$184.50 per square foot of living area, including land, 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 \$216,167. The subject's assessment reflects a market value of \$652,087 or \$210.08 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 six comparable sales¹ located from .29 to .99 of a mile from the subject, five of which are in the same neighborhood code as assigned to the subject property by the local assessor. The properties are improved with 1-story, 1.5-story or 2-story dwellings with brick or wood-siding exteriors that range in size from 2,848 to 3,570 square feet of living area. The dwellings were constructed from 1987 to 1997 on lots ranging in size from 10,509 to 88,426 square feet of land area. The comparables each feature an unfinished basement, central air conditioning, one to three fireplaces and a garage ranging in size from 564 to 1,272 square feet of building area. The sales of the comparables occurred from April 2017 to July 2018 for prices ranging from \$560,000 to \$702,500 or from \$184.87 to \$228.31 per square foot of living area, including land. The board of review submission also included copies of property record cards for the subject and each of its comparables.

Based on this evidence, the board of review requested that the subject's assessment be confirmed.

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.

¹ The Property Tax Appeal Board has re-numbered the board of review comparables on second page of its grid as comparables #5 and #6 for clarification.

The parties submitted a total of twelve comparable sales with varying degrees of similarity to the subject to support their respective positions before the Property Tax Appeal Board. The Board gave less weight to the appellant's comparable sales #1, #2, #4 and #6, along with board of review comparable sales #4, #5 and #6 due to their sales dates being too far removed in time from the subject's January 1, 2017 assessment date at issue and thus less likely to be reflective of market value as of that assessment date.

The Board finds the best evidence of the subject's market value to be appellant's comparable sales #3 and #5, along with board of review comparable sales #1, #2 and #3. These five sales were similar to the subject in physical proximity, age, design, foundation type, dwelling size, and features. These comparables also sold more proximate in time to the assessment date at issue. However, the subject property was overall superior to each of these comparables in terms of having a substantially larger lot size. The five most similar comparables in this record sold from January 2016 to September 2017 for prices ranging from \$530,000 to \$702,500 or from \$161.11 to \$228.31 per square foot of living area, including land. The subject's assessment reflects a market value of \$652,087 or \$210.08 per square foot of living area, land included, which is within the range established by the best comparable sales in this record and appears to be supported given the subject's larger lot size relative to each of the most similar properties in this record.

After considering adjustments to the comparables for differences in dwelling sizes, lot sizes and some features, the Board finds the appellant did not demonstrate by a preponderance of the evidence that the subject was overvalued. Therefore, the Board finds that based on this evidence, the subject's estimated market value as reflected by its assessment is supported, and no reduction in the subject's assessment is warranted.

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: May 26, 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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