



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

APPELLANT: Peter Hadjis  
DOCKET NO.: 17-02424.001-R-1  
PARCEL NO.: 15-08-114-023

The parties of record before the Property Tax Appeal Board are Peter Hadjis, the appellant, by attorney Robert Rosenfeld of Robert H. Rosenfeld and Associates, LLC in Chicago; 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:** \$33,339  
**IMPR.:** \$106,065  
**TOTAL:** \$139,404

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 is improved with a two-story dwelling with wood siding exterior construction containing 2,408 square feet of living area. The dwelling was built in 1991. Features of the home include a partial basement that is partially finished, central air conditioning, one fireplace and a two-car attached garage with 448 square feet of building area. The property has a 13,443 square foot site and is located in Vernon Hills, Vernon Township, Lake County.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument the appellant submitted information on three equity comparables improved with two-story dwellings with wood siding exteriors that range in size from 2,660 to 2,678 square feet of living area. The dwellings were built from 1990 to 1992. Each home has a basement that is partially finished, central air conditioning, one fireplace and an attached two-car garage with 420 square feet of building area. These properties have

improvement assessments ranging from \$99,487 to \$102,454 or from \$37.15 to \$38.27 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$90,821 or \$37.72 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$139,404. The subject property has an improvement assessment of \$106,065 or \$44.05 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on eight equity comparables improved with two-story dwellings with wood siding exteriors with either 2,339 or 2,474 square feet of living area.<sup>1</sup> The homes were built in 1992 and 1993. Each comparable has a basement with six having finished area, central air conditioning, and attached garages with 441 or 484 square feet of building area. Seven of the comparables have one fireplace. The comparables have improvement assessments ranging from \$102,049 to \$118,045 or from \$41.25 to \$47.71 per square foot of living area. The board of review requested the assessment be sustained.

### **Conclusion of Law**

The appellant 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 a reduction in the subject's assessment is not warranted.

The Board finds the best evidence of assessment equity to be comparables #2, #3, #5, #6 and #8 submitted by the board of review. These comparables are most similar to the subject dwelling in size and features. These properties have improvement assessments ranging from \$103,252 to \$118,045 or from \$44.14 to \$47.71 per square foot of living area. The subject's improvement assessment of \$106,065 or \$44.05 per square foot of living area falls within the overall range but slightly below the range on a square foot basis established by the best comparables in this record. Less weight is given the remaining comparables provided by the board of review due to the lack of a finished basement or fireplace. Less weight is given the appellant's comparables as they are less similar to the subject dwelling in size relative to the board of review comparables. Based on this record the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is not justified.

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<sup>1</sup> For ease of understanding the Property Tax Appeal Board renumbered the second set of four comparables presented by the board of review as #5 through #8.

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



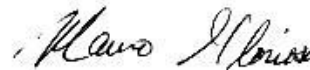
Member

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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