



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

APPELLANT: Patty Kourakis  
DOCKET NO.: 18-00594.001-R-1  
PARCEL NO.: 06-25-304-024

The parties of record before the Property Tax Appeal Board are Patty Kourakis, 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 A Reduction 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:** \$19,184  
**IMPR.:** \$73,436  
**TOTAL:** \$92,620

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 2018 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 2,526 square feet of living area. The dwelling was constructed in 1993. Features of the home include an unfinished basement, central air conditioning, two fireplaces and a 441 square foot garage. The property has an 8,560 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 six comparable sales located within .32 of a mile from the subject property. The comparables are improved with two-story dwellings of vinyl siding exterior construction that range in size from 2,074 to 3,029 square feet of living area. The dwellings were constructed from 1991 to 1993. The sites range in size from 8,540 to 16,686 square feet of land area. Each comparable has a basement with one having finished area, central

air conditioning, one or two fireplaces and a garage ranging in size from 420 to 584 square feet of building area. The comparables sold from December 2016 to November 2017 for prices ranging from \$210,000 to \$330,000 or from \$95.37 to \$118.83 per square foot of living area, land included. Based on this evidence, the appellant requested that the assessment be reduced to \$88,401.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$98,584. The subject's assessment reflects a market value of \$298,017 or \$117.98 per square foot of living area, land included, when using the 2018 three year average median level of assessment for Lake County of 33.08% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on eight comparable sales located within .234 of mile from the subject property. Board of review comparable #2 and appellant's comparable #5 are the same property. The comparables are improved with two-story dwellings of vinyl siding exterior construction that range in size from 2,226 to 2,777 square feet of living area. The dwellings were constructed from 1991 to 1994. The sites range in size from 8,802 to 16,686 square feet of land area. Each comparable has a basement with six having finished area, central air conditioning and a garage ranging in size from 400 to 483 square feet of building area. Seven comparables each have one or two fireplaces. The comparables sold from April 2016 to October 2018 for prices ranging from \$269,999 to \$330,000 or from \$111.86 to \$126.35 per square foot of living area, land included. Based on this evidence, the board of review requested that the 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains 13 comparable sales for the Board's consideration, with one comparable common to both parties. The Board gave less weight to the appellant's comparable #4 along with board of review comparables #1, #3 through #6 and #7 which have finished basements unlike the subject's unfinished basement. The Board gave less weight to the parties' common comparable due to its significantly larger lot size when compared to the subject's lot size.

The Board finds the best evidence of market value to be the appellant's comparable #1, #2, #3 and #6 along with board of review comparable #7. These comparables are relatively similar to the subject in location, site size, design, dwelling size, age and features. These comparables sold December 2016 to November 2017 for prices ranging from \$210,000 to \$289,000 or from \$95.37 to \$119.26 per square foot of living area, including land. The subject's assessment reflects a market value of \$298,017 or \$117.98 per square foot of living area, including land, which falls above the range on an overall price basis established by the best comparable sales in this record but within the range on a per square foot basis. However, only one sale which has a smaller

dwelling size, has a greater sale price on a square foot basis. Therefore, after considering economies of scale and adjustments to the comparables for any differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is not supported. Based on this evidence the Board finds a reduction in the subject's assessment is 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:

November 17, 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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