



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

APPELLANT: Georgia Kyriacou  
DOCKET NO.: 19-03666.001-R-1  
PARCEL NO.: 16-04-401-011

The parties of record before the Property Tax Appeal Board are Georgia Kyriacou, 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:** \$94,966  
**IMPR.:** \$147,704  
**TOTAL:** \$242,670

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 2019 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 2-story dwelling of brick exterior construction with 2,824 square feet of living area. The dwelling was constructed in 1965. Features of the home include a full basement with 1,200 square feet of finished recreation room, central air conditioning, two fireplaces and an attached garage with 511 square foot of building area. The property has a 19,950 square foot site and is located in Lake Forrest, West Deerfield 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 four equity comparables located within the same assessment neighborhood as the subject property. The comparables are improved with 2-story dwellings of brick or wood siding exterior construction that range in size from 2,499 to 3,342 square feet of living area. The dwellings were built from 1960 to 1964. Each comparable has a full basement with two comparables having 588 and 800 square feet of finished area. Each comparable has central air conditioning, one to three fireplaces and either an attached or detached garage ranging in size from 411 to 632 square feet of building area. The comparables have

improvement assessments that range from \$117,713 to \$150,573 or from \$43.32 to \$45.05 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$124,820 or \$44.20 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 \$242,670. The subject property has an improvement assessment of \$147,704 or \$52.30 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted the subject's property record card and a grid analysis of five suggested equity comparables located within the same assessment neighborhood as the subject property. The comparables are improved with two, 1.75-story dwellings and three, 2-story dwellings of wood siding, brick or brick and wood siding exterior construction ranging in size from 2,451 to 2,881 square feet of living area. The dwellings were built from 1953 to 1963. Each comparable has a full basement with two comparables having 547 and 720 square feet of finished area, central air conditioning, one or two fireplaces and an attached garage ranging in size from 462 to 550 square feet of building area. Comparable #5 has an in-ground swimming pool. The comparables have improvement assessments ranging from \$116,032 to \$137,000 or from \$41.63 to \$51.29 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **Conclusion of Law**

The taxpayers contend 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 parties submitted nine suggested comparables for the Board's consideration. The Board gave less weight to the appellant's comparables #1 and #2 along with the board of review comparables #1, #2 and #4 based on their lack of a basement finished area when compared to the subject. Furthermore, the board of review comparables #1 and #4 differs in design when compared to the subject.

The Board finds the best evidence of assessment equity are the appellant's comparables #3 and #4 along with by the board of review comparables #3 and #5. These comparables have varying degrees of similarity when compared to the subject in location, dwelling size, age and features. These comparables have improvement assessments ranging from \$111,713 to \$150,573 or from \$41.63 to \$47.55 per square foot of living area. The subject's improvement assessment of \$147,704 or \$52.30 per square foot of living area, which is supported by the subject's superior amenities such as brick exterior construction, younger age, and larger finished basement. 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 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:

October 19, 2021



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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