



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

APPELLANT: Harilaos & Kristen L. Mantzoros  
DOCKET NO.: 19-04055.001-R-1  
PARCEL NO.: 15-18-104-024

The parties of record before the Property Tax Appeal Board are Harilaos & Kristen L. Mantzoros, the appellants, by attorney Joan Vasquez, of Property Tax Appeals, LLC in Palatine, 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:** \$50,302  
**IMPR.:** \$201,920  
**TOTAL:** \$252,222

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellants 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 two-story dwelling of brick exterior construction with 4,479 square feet of living area. The dwelling was built in 2001. Features of the home include a basement with a recreation room, central air conditioning, one fireplace, a 648 square foot inground swimming pool, and an 852 square foot three-car garage. The subject property has a 24,390 square foot site and is located in Long Grove, Vernon Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on five comparable sales located within .94 of a mile from the subject. The comparables consist of two-story dwellings of brick exterior construction that were built from 1990 to 2002. The dwellings range in size from 3,797 to 4,982 square feet of living

area and are situated on sites that range in size from 23,520 to 99,752 square feet of land area.<sup>1</sup> The comparables have basements, with four having finished area. Other features of each comparable include central air conditioning, one fireplace, and a three-car garage. The comparables sold from September 2018 to March 2020 for prices ranging from \$561,750 to \$640,000 or from \$112.76 to \$148.80 per square foot of living area, including land. Based on this evidence, the appellants requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$252,222. The subject's assessment reflects an estimated market value of \$766,865 or \$171.21 per square foot of living area, including land, when applying the 2019 three-year average median level of assessment for Lake County of 32.89%.

In support of the subject's assessment, the board of review submitted information on four comparable sales located within .67 of a mile from the subject. The comparables consist of two-story dwellings of brick, wood siding, or wood siding and brick exterior construction that were built from 1990 to 2002. The dwellings range in size from 4,235 to 4,987 square feet of living area and are situated on sites that range in size from 26,570 to 77,970 square feet of land area. The comparables have basements with recreation rooms. Each comparable has central air conditioning, two or three fireplaces and a garage that ranges in size from 748 to 943 square feet of building area. Comparable #2 has an inground swimming pool. The comparables sold from March 2017 to July 2019 for prices ranging from \$690,000 to \$810,500 or from \$161.85 to \$167.34 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **Conclusion of Law**

The appellants contend 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 appellants did not meet this burden of proof and no reduction in the subject's assessment is warranted.

The record contains nine comparable sales for the Board's consideration. The Board gives less weight to appellants' comparables #1, #3 and #4 along with board of review comparable #4 due to their significantly larger lot sizes, older ages, smaller dwelling size and/or unfinished basement when compared to the subject. The Board also gives less weight to appellants' comparable #5 along with board of review comparable #2 as they sold in 2017 or 2020, less proximate in time to the January 1, 2019 assessment date than the other sales in the record.

The Board finds the best evidence of the market value to be the parties' remaining comparable sales. These four comparables are relatively similar to the subject in location, age, lot size, dwelling size, and features. These comparables sold from December 2017 to December 2019 for prices ranging from \$630,000 to \$789,000 or from \$146.58 to \$167.34 per square foot of living

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<sup>1</sup> The appellants submitted Multiple Listing Service (MLS) Sheets associated with each sale that depicted comparable #4 has a 2.29 acre or 99,752 square foot site.

area, including land. The subject's assessment reflects an estimated market value of \$766,865 or \$171.21 per square foot of living area, including land, which falls within the range on an overall basis established by the best comparable sales in this record but slightly above on a square foot basis. The Board finds the subject's slightly higher price per square foot is justified due to the subject's inground swimming pool, not a feature of the best comparables. After considering adjustments to the comparables for differences when compared to the subject, the Board finds 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: January 18, 2022



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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APPELLANT

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COUNTY

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