



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

APPELLANT: Andrew Stavros
DOCKET NO.: 19-04156.001-R-1
PARCEL NO.: 15-23-208-003

The parties of record before the Property Tax Appeal Board are Andrew Stavros, 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: \$65,980
IMPR.: \$290,738
TOTAL: \$356,718

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 is improved with a two-story brick single-family dwelling built in 2007. The dwelling contains 4,821 square feet of living area and features a full basement with a recreation room, central air-conditioning, five fireplaces, and a 744-square foot attached garage. The dwelling is situated on a 20,470 square foot site and is located in Lincolnshire, Vernon Township, Lake County.

The appellant's appeal is based on overvaluation. In support of this argument, the appellant submitted information on three comparable sales located within 3,761 feet of the subject which each have the same neighborhood code as the subject. The comparables consist of two-story single-family dwellings of wood-siding, stone or brick and wood-siding exterior construction that range in size from 4,196 to 4,729 square feet of living area. The comparables were built in either 1994 or 2007 and are situated on lots containing 20,040 or 23,520 square feet of land area.

The comparables each have a full basement with a recreation room, central air conditioning, two fireplaces, and a garage ranging in size from 752 to 851 square feet of building area. The comparables sold from April 2018 to June 2019 for prices ranging from \$735,000 to \$1,049,000 or from \$175.17 to \$221.82 per square foot of living area, land included. Based on the above evidence, the appellant requested a reduction in the subject's assessment to \$324,582 which equates to a market value of \$973,843 or \$202.00 per square foot of living area, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$356,718. The subject's assessment reflects a market value of approximately \$1,084,579 or \$224.97 per square foot of living area, land included, when using the 2019 three-year average median level of assessment for Lake County of 32.89% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment, the board of review submitted a grid analysis containing information on the subject and three comparable sales, one of which was also submitted by the appellant.¹ The comparables have the same neighborhood code as the subject and consist of two-story single-family dwellings of stone, brick or Dry-vit and stone exterior construction. The dwellings were built from 2007 to 2018 and range in size from 3,594 to 4,729 square feet of living area. The dwellings each have a basement, two of which have recreation rooms, central air-conditioning, one or two fireplaces, and a garage ranging in size from 672 to 876 square feet of building area. The homes are situated on lots containing 18,300 to 33,540 square feet of land area. The comparables sold from March 2018 to June 2019 for prices ranging from \$1,049,000 to \$1,235,000 or from \$221.82 to \$292.15 per square foot of living area, land included. The board of review also submitted a listing sheet showing that the subject property was listed for sale on February 19, 2019 with an asking price of \$1,349,900. Based on the foregoing evidence, the board of review requested confirmation of the subject's assessment.

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.

The parties submitted a total of five comparable sales, as one comparable was common to both parties. The Board gives less weight to appellant's comparable #1 and board of review comparable #3 which are both smaller dwellings compared to the subject and as board of review comparable #3 has a larger land area and an unfinished basement, dissimilar to the subject.

The Board finds that the remaining three comparables, which includes the parties' common property, were the best comparables submitted in the record in terms of location, design, dwelling size, and most features, although appellant's comparable #2 is 13 years older than the subject, while board of review comparable #2 is 11 years newer than the subject, both requiring

¹ Appellant's comparable #3 is the same property as board of review comparable #1.

adjustments to make them more similar in age to the subject property. These three comparables sold from May 2018 to June 2019 for prices ranging from \$775,000 to \$1,235,000 or from \$177.18 to \$285.95 per square foot of living area, land included. The subject's assessment reflects an estimated market value of \$1,084,579 or \$224.97 per square foot of living area, land included, which falls within the range established by the best comparable sales submitted for the Board's consideration. The subject's assessment is further supported by the parties' common comparable which is the best comparable in the record as it is similar to the subject in age, design, lot size, dwelling size and most features and sold for \$1,049,000 or \$211.82 per square foot of living area, land included. After considering adjustments to the comparables for any differences from the subject, the Board finds the subject's assessed value appears to be 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: December 21, 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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