



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

APPELLANT: George Fourkas
DOCKET NO.: 19-04830.001-R-1
PARCEL NO.: 08-21-203-013

The parties of record before the Property Tax Appeal Board are George Fourkas, 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: \$5,476
IMPR.: \$66,981
TOTAL: \$72,457

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 two-story dwelling of wood siding exterior construction containing 2,560 square feet of living area. The dwelling was built in 1901 but has an effective year built of 1950. Features of the property include an unfinished full basement, central air conditioning, 2½ bathrooms, and a detached garage with 252 square feet of building area. The property has a 6,820 square foot site and is located in Waukegan, Waukegan 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 improved with two-story dwellings ranging in size from 2,274 to 3,030 square feet of living area. Comparable #1 is described as a duplex with the remaining comparables being single family dwellings. The homes were built from 1890 to 1930. Comparables #4 and #6 are described as having an effective year built of

1935 and 1931, respectively. Each comparable has an unfinished full basement, three comparables have central air conditioning, three comparables have a fireplace, and five of the properties have a detached garage ranging in size from 340 to 528 square feet of building area. The properties have sites ranging in size from 5,670 to 7,300 square feet of land area and are located in the same neighborhood as the subject property. The comparables sold from April 2018 to May 2019 for prices ranging from \$119,000 to \$198,000 or from \$39.27 to \$76.80 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$53,755.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$72,457. The subject's assessment reflects a market value of \$220,301 or \$86.06 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 information on four comparable sales improved with two-story dwellings of wood siding or brick exterior construction ranging in size from 2,212 to 2,944 square feet of living area. The homes were built from 1890 to 1905 but have effective years of construction ranging from 1927 to 1970. Each comparable has an unfinished full basement, two comparables have one or two fireplaces, and each property has a detached garage ranging in size from 378 to 768 square feet of building area. The comparables have sites ranging in size from 7,300 to 13,440 square feet of land area and are located in the same neighborhood as the subject property. The sales occurred from July 2016 to November 2018 for prices ranging from \$192,000 to \$265,000 or from \$76.80 to \$90.01 per square foot of living area, including land. Board of review comparable #4 is the same property as appellant's comparable #6.

The board of review also provided copies of photographs of the exterior and interior of the subject property as well as a copy of the subject's property record card disclosing the subject property was purchased in January 2015 for a price of \$185,000.

The board of review requested the assessment be sustained.

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 record contains nine sales submitted by the parties to support their respective positions. The Board gives less weight to appellant's comparable #1, a two-story duplex which is different than the subject's single-family configuration. The Board also gives less weight to board of review comparable #3 as this property sold in July 2016, not as proximate in time to the assessment date as the remaining comparables. The Board finds the remaining comparables are relatively similar

to the subject in location and chronological age. Five of the remaining comparables have no central air conditioning while the subject has central air conditioning, suggesting an upward adjustment would be needed for these properties to make them more equivalent to the subject property. Four comparables have one or two fireplaces, while the subject has no fireplace, suggesting a downward adjustment would be needed to make each of these properties more equivalent to the subject property. Five comparables also appear to have a two-car or three-car garage, whereas the subject has a smaller one-car garage, suggesting a downward adjustment would be needed to make these properties more equivalent to the subject property for this feature. The Board further finds the record disclosed the subject was purchased in January 2015 for a price of \$185,000 or \$72.27 per square foot of living area, including land. The subject's 2015 purchase price is above the prices of appellant's comparables #2 through #5 even though these properties sold approximately three to four years after the subject property, suggesting these comparables are inferior to the subject property. Nevertheless, the Board finds the best evidence of market value to be appellant's comparable sales #2 through #6 and board of review comparable sales #1, #2 and #4, which includes the common sale. These comparables sold from April 2018 to May 2019 for prices ranging from \$159,900 to \$265,000 or from \$56.28 to \$90.01 per square foot of living area, including land. The subject's assessment reflects a market value of \$220,301 or \$86.06 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Based on this evidence, the Board finds the assessment of the subject property as established by the board of review is correct and a reduction in the subject's 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:

February 15, 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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