



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

APPELLANT: Harold Anagnos
DOCKET NO.: 19-05205.001-R-1
PARCEL NO.: 14-13-201-071

The parties of record before the Property Tax Appeal Board are Harold Anagnos, 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: \$ 38,677
IMPR.: \$153,204
TOTAL: \$191,881

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 1.5-story dwelling of brick with frame exterior construction. The dwelling was constructed in 1989. Features of the home include a partial basement, central air conditioning, a fireplace and an attached 1,010 square foot garage. The property has a 16,844 square foot site and is located in Long Grove, Ela Township, Lake County.

As an initial matter, the Board finds there is a dispute between the parties concerning the dwelling size. The appellant reports a dwelling size of 3,838 square feet of living area in the applicable grid analysis, despite providing a property characteristics printout from the county displaying a dwelling size for the subject of 4,233 square feet of living area. Moreover, the evidence provided by the board of review also presents a dwelling size of 4,233 square feet of living area and is supported by a copy of the subject's property record card with a schematic

drawing of the dwelling. On this record, the Board finds the subject dwelling contains 4,233 square feet of living area.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on three comparable sales located in Long Grove and where comparable #1 is in the same assessment neighborhood code as the subject property. Comparables #2 and #3 are 1.6 and 3.14-miles from the subject, respectively. The comparable parcels range in size from 10,324 to 89,698 square feet of land area which are improved with two-story dwellings of frame or brick with frame exterior construction. The homes were built between 1986 and 1991 and range in size from 3,417 to 4,187 square feet of living area. Each comparable has a basement, central air conditioning, one or two fireplaces and a garage ranging in size from 782 to 986 square feet of building area. The comparables sold from April to June 2018 for prices ranging from \$537,500 to \$567,500 or from \$135.54 to \$157.30 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduced total assessment of \$191,881 which would reflect a market value of \$575,701 or \$136.00 per square foot of living area, including land, using a dwelling size of 4,233 square feet and when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$201,261. The subject's assessment reflects a market value of \$611,922 or \$144.56 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, where board of review comparables #3 and #4 are the same properties as appellant's comparables #1 and #2, respectively.¹ Three of the comparables are located in the same assessment neighborhood code as the subject property. The comparable parcels range in size from 9,040 to 89,020 square feet of land area and are improved with either a 1-story, a 1.5-story or a 2-story dwelling of frame or brick and frame exterior construction. The homes were built between 1986 and 1998 and range in size from 2,729 to 3,926 square feet of living area. Each comparable has a basement, central air conditioning, one or two fireplaces and a garage ranging in size from 675 to 986 square feet of building area. The comparables sold from April to July 2018 for prices ranging from \$540,000 to \$567,500 or from \$137.54 to \$205.20 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 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

¹ The Board recognizes that the parties report differing dwelling sizes for common comparable appellant #1/board of review #2 resulting in sales prices per square foot of \$135.54 and \$144.55, respectively.

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 parties submitted a total of five comparable sales, two of which are common to both parties, to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparable #3 and board of review comparables #1 and #2 due primarily to the substantially smaller dwelling sizes of these homes as compared to the subject dwelling.

The Board finds the best evidence of market value to be the two common properties, appellant's comparable sale #1/board of review comparable sale #3 and appellant's comparable sale #2/board of review comparable sale #4. These most similar comparables sold in April and May 2018 for prices of \$567,500 and \$540,000 or for approximately \$144.55 and \$137.54 per square foot of living area, including land. The subject's assessment reflects a market value of \$611,922 or \$144.56 per square foot of living area, including land, which is above the best comparable sales in this record in terms of overall value and nearly identical to the highest sales price on a per-square-foot basis. The subject property is superior to the best comparables in dwelling size and garage size, but in other respects the subject is bracketed by the best sales in terms of age. After considering appropriate adjustments to the best comparables for differences when compared to the subject, the Board finds that the subject property is overvalued and a reduction in the subject's assessment commensurate with the appellant's request 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:

April 19, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Harold Anagnos, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
13975 W. Polo Trail Drive
#201
Lake Forest, IL 60045

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085