



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

APPELLANT: George Tapas
DOCKET NO.: 19-05216.001-R-1
PARCEL NO.: 14-12-307-002

The parties of record before the Property Tax Appeal Board are George Tapas, 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: \$45,749
IMPR.: \$123,101
TOTAL: \$168,850

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 brick exterior construction with 3,104 square feet of living area. The dwelling was constructed in 1991. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 748 square foot garage. The property has an 78,596¹ square foot site and is located in Long Grove, Ela Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on five comparable sales located from .05 to 3.93 miles from the subject property, two of which are within the same assessment neighborhood code as the subject. The comparables have sites that range in size from 39,611 to 220,257 square feet of land area and are improved with two-story dwellings of brick, frame or brick and frame exterior

¹ The site size of the subject property was taken from the property record card provided by the board of review.

construction ranging in size from 3,036 to 4,030 square feet of living area. The dwellings were built from 1974 to 2003. The comparables each have an unfinished basement with one having a walk-out design, central air conditioning, a garage that ranges in size from 675 to 972 square feet of building area and either one, two or five fireplaces. One comparable has an inground swimming pool. The properties sold from February 2018 to March 2019 for prices ranging from \$485,000 to \$605,000 or from \$137.72 to \$170.06 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$144,839, which would reflect a market value of \$434,560 or \$140.00 per square foot of living area, including land, when using 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 \$168,850. The subject's assessment reflects a market value of \$513,378 or \$165.39 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 located from .16 to .50 of a mile from the subject property, one of which is within the same assessment neighborhood code as the subject. The comparables have sites that range in size from 9,530 to 53,910 square feet of land area and are improved with two-story dwellings of wood siding or brick and wood siding exterior construction ranging in size from 2,787 to 3,422 square feet of living area. The dwellings were built from 1987 to 2002. The comparables each have an unfinished basement, one of which is a walk out. Each comparable has central air conditioning, one or two fireplaces and a garage that ranges in size from 483 to 749 square feet of building area. The properties sold from July 2018 to May 2019 for prices ranging from \$507,000 to \$705,000 or from \$155.60 to \$206.02 per square foot of living area, including land. As part of its submission, the board of review also provided a Multiple Listing Service listing sheet which disclosed the subject property was listed for sale on September 3, 2020 for an original list price of \$629,900 which was reduced to a list price of \$614,900. 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 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 a total of nine suggested comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparables #1 and #2 due to their larger dwelling sizes and/or newer age, when compared to the subject dwelling. The Board has also given less weight to the appellant's comparables #3, #4 and #5 due to their distant locations from the subject being more than 2 miles away. Furthermore, the appellant's comparable #4 has dwelling that is larger in size and older in age than the subject dwelling and the property has an

inground swimming pool, not a feature of the subject. The Board has given reduced weight to board of review comparable #2 due to its newer age when compared to the subject.

The Board finds the best evidence of market value to be board of review comparables #2, #3 and #4, which are similar to the subject in location, dwelling size, design, age and most features. However, the board finds each of these comparables has a considerably smaller site size when compared to the subject. Nevertheless, these comparables sold from July 2018 to May 2019 for prices ranging from \$507,000 to \$525,000 or from \$155.60 to \$185.50 per square foot of living area, including land. The subject's assessment reflects a market value of \$513,378 or \$165.39 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record both in terms of overall market value and on a price per square foot basis. After considering adjustments to the comparables for differences when compared to the subject, the Board finds no reduction in the subject's estimated market value as reflected by its 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:

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

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