



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

APPELLANT: Tom Coutretsis  
DOCKET NO.: 19-07894.001-R-1  
PARCEL NO.: 14-26-402-015

The parties of record before the Property Tax Appeal Board are Tom Coutretsis, the appellant, by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Park Ridge; 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:** \$70,462  
**IMPR.:** \$182,086  
**TOTAL:** \$252,548

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 2-story dwelling of brick exterior construction with 4,882 square feet of living area.<sup>1</sup> The dwelling was constructed in 1990. Features of the home include an unfinished basement, central air conditioning, a fireplace, an 864 square foot garage and an inground swimming pool.<sup>2</sup> The property has an approximately 127,010 square foot site and is located in Long Grove, Ela Township, Lake County.

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<sup>1</sup> The parties differ slightly as to the subject's dwelling size. The Board finds the best evidence of the subject's dwelling size was reported in the property record card for the subject which contains a sketch with measurements and that this slight discrepancy will not affect its decision in this appeal.

<sup>2</sup> The board of review reported the subject and the appellant's comparable #1 (board of review comparable #5) have inground swimming pools, which was not refuted by the appellant.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on five comparable sales located in the same assessment neighborhood code as the subject property. The comparables have sites that range in size from 66,589 to 162,242 square feet of land area and are improved with 2-story dwellings of frame exterior construction that range in size from 3,764 to 5,106 square feet of living area. The dwellings were built from 1984 to 2006. Each comparable has an unfinished basement, central air conditioning, two to four fireplaces and a garage ranging in size from 484 to 864 square feet of building area. Comparable #5 has an inground swimming pool. (see footnote #2) The properties sold from October 2017 to August 2018 for prices ranging from \$530,000 to \$795,000 or from \$113.44 to \$155.82 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$227,558 which reflects a market value of \$682,742 or \$139.85 per square foot of living area, land included, 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 \$252,548. The subject's assessment reflects a market value of \$767,856 or \$157.28 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 0.51 to 1.49 miles from the subject and located in the same assessment neighborhood code as the subject property. Board of review comparable #1 is the same property as the appellant's comparable #5. The comparables have sites that range in size from 102,250 to 585,410 square feet of land area and are reportedly improved with 1-story, 1.5-story or 2-story dwellings of brick, wood siding or brick and wood siding exterior construction that range in size from 4,685 to 5,230 square feet of living area. The homes were built from 1987 to 2008. Each comparable has an unfinished basement, central air conditioning, two to four fireplaces and one or two garages ranging in size from 728 to 1,152 square feet of building area. Comparables #1 and #2 each have an inground swimming pool. The properties sold from February 2018 to April 2019 for prices ranging from \$795,000 to \$870,000 or from \$152.96 to \$179.30 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

### **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 eight comparable sales for the Board's consideration, as one property was common to both parties. The Board gives less weight to the appellant's comparables #1, #3 and #4 along with board of review comparable #2 which differ from the subject in age, site size

and/or sold in 2017, less proximate in time to the assessment date at issue than other comparables in the record.

The Board finds the best evidence of market value to be the remaining comparables, including the common comparable, which are more similar to the subject in location, age, dwelling size and other features. These comparables sold from February to September 2018 for prices ranging from \$660,000 to \$870,000 or from \$129.26 to \$179.30 per square foot of living area, including land. The subject's assessment reflects a market value of \$767,856 or \$157.28 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. After considering appropriate adjustments to the comparables for differences from the subject, the Board finds 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:

June 21, 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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