



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

APPELLANT: Alfred & Roseanne Stavros  
DOCKET NO.: 20-00809.001-R-1  
PARCEL NO.: 14-35-204-005

The parties of record before the Property Tax Appeal Board are Alfred & Roseanne Stavros, the appellants; 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:** \$33,890  
**IMPR.:** \$174,422  
**TOTAL:** \$208,312

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellants 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 2020 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 part 1-story and part 2-story dwelling<sup>1</sup> of frame exterior construction with 3,895 square feet of living area. The dwelling was constructed in 2015. Features of the home include a lookout basement, central air conditioning, two fireplaces, a 596 square foot garage, and a 2,400 square foot steel frame building. The property has an approximately 42,300 square foot site, of which 15,555 square feet is wetlands, and is located in Lake Zurich, Ela Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on four comparable sales located from 0.89 of a mile to 3.46 miles from the subject. The parcels range in size from 43,560 to 142,086 square feet of land

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<sup>1</sup> The Board finds the best evidence of the subject's design is found in the property record card presented by the board of review which contains a sketch with measurements of the subject home.

area<sup>2</sup> and are improved with 2-story homes of wood siding or brick exterior construction ranging in size from 3,984 to 4,722 square feet of living area. The dwellings were built from 1977 to 1989. Each home has a basement, central air conditioning, one to three fireplaces, and one or two garages ranging in size from 782 to 2,400 square feet of building area. The comparables sold from December 2019 to June 2020 for prices ranging from \$487,500 to \$525,000 or from \$105.63 to \$122.99 per square foot of living area, including land.

The appellants submitted a brief contending the subject has a pond on approximately 1/3 of the subject land and the property is located on a busy road. Based on this evidence, the appellants requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$208,312. The subject's assessment reflects a market value of \$625,749 or \$160.65 per square foot of living area, land included, when using the three year average median level of assessment for Lake County of 33.29% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on eight comparable sales located from 0.58 of a mile to 2.49 miles from the subject. The parcels range in size from 61,819 to 143,791 square feet of land area and are improved with 2-story homes of brick, frame, or brick and frame exterior construction ranging in size from 3,175 to 4,422 square feet of living area. The dwellings were built from 1973 to 2006 with the oldest home having an effective age of 1985. Each home has a basement, two of which are walkouts, central air conditioning, one or two fireplaces, and one or two garages ranging in size from 527 to 950 square feet of building area. Comparables #1 and #3 each have an inground swimming pool. The comparables sold from March 2018 to December 2020 for prices ranging from \$520,000 to \$870,000 or from \$161.60 to \$226.97 per square foot of living area, including land.

The board of review noted 15,550 square feet of the subject's land is valued as wetlands at \$0.05 per square foot of wetlands area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In written rebuttal, the appellants contended the board of review's comparables have larger sites than the subject, which has wetland, and are located in subdivisions unlike the subject, which is located on a busy road.

### **Conclusion of Law**

The appellants contend 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 appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

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<sup>2</sup> The parties differ regarding the features and amenities of the comparables. The Board finds the best evidence of these features and amenities is found in the board of review's evidence and was not refuted by the appellants.

The record contains a total of twelve equity comparables for the Board's consideration. As an initial matter, the Board notes the appellants argued the board of review's comparables are located in subdivisions whereas the subject is located on a busy road. However, the Board finds the appellants did not disclose whether their comparables are located in subdivisions or whether they are located on or near a busy road like the subject.

The Board gives less weight to the board of review's comparables #7 and #8 which sold less proximate in time to the January 1, 2020 assessment date than the other comparables in this record. The Board also gives less weight to the appellants' comparables #2 and #3 and the board of review's comparable #6, due to substantial differences from the subject in dwelling size. The Board gives less weight to the board of review's comparables #1 and #3, which each have an inground swimming pool unlike the subject, and to the appellants' comparables #2 and #3, which are less similar to the subject in distance than other comparables in this record.

The Board finds the best evidence of market value to be the appellants' comparable #1 and the board of review's comparables #2, #4, and #5, which sold more proximate in time to the assessment date and are more similar the subject in dwelling size, location, and features, although these homes are older than the subject and have larger lots than the subject, suggesting adjustments to these comparables would be needed to make them more equivalent to the subject. These most similar comparables sold for prices ranging from \$490,000 to \$870,000 or from \$122.99 to \$224.23 per square foot of living area, including land. The subject's assessment reflects a market value of \$625,749 or \$160.65 per square foot of living area, including land, which is within the range established by the best comparable sales in this record, but appears to be justified after considering appropriate adjustments to the best comparables for differences from the subject, such as dwelling age. Based on this evidence, 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:

May 21, 2024



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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APPELLANT

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COUNTY

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