



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

APPELLANT: Steve & Vicki Syreggelas
DOCKET NO.: 20-01439.001-R-1
PARCEL NO.: 15-30-305-035

The parties of record before the Property Tax Appeal Board are Steve & Vicki Syreggelas, the appellants, by attorney Andrew J. Rukavina of The Tax Appeal Company in Mundelein; 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: \$65,520
IMPR.: \$139,884
TOTAL: \$205,404

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 2-story dwelling of brick and wood siding exterior construction with 3,319 square feet of living area. The dwelling was constructed in 1991. Features of the home include a walk-out basement finished with a recreation room, central air conditioning, a fireplace and a 696 square foot garage. The subject property also has a 673 square foot inground swimming pool.¹ The property has a 98,010 square foot site and is located in Long Grove, Vernon Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument, the appellants submitted information on five comparable sales with the same assessment neighborhood code as the subject and located within .30 of a mile from the subject property. The

¹ The size of the subject's inground swimming pool is found in the subject's property record card provided by the board of review.

comparables have sites that range in size from 44,170 to 97,570 square feet of land area. The comparables are improved with 2-story dwellings of frame or brick exterior construction ranging in size from 2,998 to 4,477 square feet of living area. The dwellings were built from 1989 to 1995. The comparables each have a basement, four of which have finished area. Each comparable has central air conditioning, one or two fireplaces and a garage ranging in size from 744 to 1,212 square feet of building area. The comparables sold from August 2018 to November 2019 for prices ranging from \$542,000 to \$755,000 or from \$136.25 to \$180.79 per square foot of living area, including land. Based on this evidence, the appellants requested the subject's assessment be reduced to \$190,469, which would reflect a market value of \$571,464 or \$172.18 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 \$205,404. The subject's assessment reflects a market value of \$617,014 or \$185.90 per square foot of living area, land included, when using the 2020 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 four comparable sales located from .75 to 1.82 miles from the subject property. The comparables have sites that range in size from 56,190 to 125,110 square feet of land area. The comparables are improved with 1-story, 1.5-story or 2-story dwellings of brick, wood siding or brick and wood siding exterior construction ranging in size from 2,756 to 3,874 square feet of living area. The dwellings were built from 1972 to 1996 with comparable #3 having a reported effective age of 1985. The comparables each have a basement, one of which is finished with a recreation room and one is a walk-out design. Each comparable has central air conditioning, one or two fireplaces and an attached garage ranging in size from 527 to 850 square feet of building area. Comparable #3 has an inground swimming pool. The comparables sold from April to November 2020 for prices ranging from \$583,000 to \$810,000 or from \$181.20 to \$211.54 per square foot of living area, including land. The board of review also provided the subject's property record card which revealed building permits were issued in February 2017 and March 2017 for remodeling of the subject dwelling for a combined total cost of \$123,000.

The board of review argued that two of the appellants' sales are from 2018. The board of review asserted the county sales support the subject's current assessment.

Based on this evidence, the board of review requested confirmation of the subject's assessment.

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.

The record contains nine suggested comparable sales for the Board's consideration. The Board has given less weight to the appellants' comparables #2, #3 and #4 due their sale dates occurring less proximate in time to the lien date at issue and/or their larger dwelling sizes when compared to the subject dwelling. The Board has given reduced weight to the comparables submitted by the board of review due to differences from the subject in design, dwelling size or location. Furthermore, board of review comparable #4 is 19 years older than the subject dwelling.

The Board finds the best evidence of market value to be appellants' comparables #1 and #5, which sold proximate in time to the assessment date at issue and are overall more similar to the subject in location, dwelling size, design and age. However, the Board finds these two comparables are inferior to the subject in that they have smaller land sizes and no inground swimming pool. Furthermore, neither comparable dwelling has a walk-out basement like the subject and comparable #5 has no basement recreation room, a feature of the subject. Nevertheless, these comparables sold in June and July 2019 for prices of \$542,000 and \$585,000 or for \$166.19 and \$180.79 per square foot of living area, including land. The subject's assessment reflects a market value of \$617,014 or \$185.90 per square foot of living area, including land, which is greater than the two best comparable sales in the record but appears to be logical given its larger land size and superior features. Based on this record and after considering adjustments to the best 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: October 18, 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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