



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

APPELLANT: Dean Lampros  
DOCKET NO.: 20-01453.001-R-1  
PARCEL NO.: 16-18-204-001

The parties of record before the Property Tax Appeal Board are Dean Lampros, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld and Associates, LLC in Chicago, 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:** \$148,896  
**IMPR.:** \$247,743  
**TOTAL:** \$396,639

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 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 two-story dwelling of brick exterior construction with 5,973 square feet of living area. The dwelling was constructed in 1993 and is 27 years old. Features of the home include a full unfinished basement, central air conditioning, two fireplaces, and an attached 988 square foot garage. The property has an approximately 60,110 square foot site and is located in Lake Forest, West Deerfield Township, Lake County.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument the appellant submitted information on four equity comparables with the same assessment neighborhood code as the subject property. The comparables are improved with two-story dwellings of brick exterior construction that range in size from 6,486 to 6,646 square feet of living area and are 23 to 30 years old. One comparable is reported to have a full unfinished basement and three comparables are reported to have a

concrete slab foundation. Other features of each comparable include central air conditioning, one or two fireplaces and an attached garage ranging in size from 960 to 1,128 square feet of building area. The comparables have improvement assessments that range from \$225,469 to \$239,335 or from \$34.42 to \$36.01 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to \$211,593.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$396,639. The subject property has an improvement assessment of \$247,743 or \$41.48 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on five equity comparables with the same assessment neighborhood code as the subject property. The comparables are improved with two-story dwellings of brick or wood siding exterior construction ranging in size from 5,000 to 6,635 square feet of living area. The homes were built from 1986 to 1999. The comparables have partial or full basements, three of which are finished with a recreation room. Each comparable has central air conditioning, one or two fireplaces, and an attached garage that ranges in size from 880 to 1,716 square feet of building area. The comparables have improvement assessments that range from \$200,000 to \$301,905 or from \$39.31 to \$48.50 per square foot of living area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

### **Conclusion of Law**

The appellant contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted nine equity comparables for the Board's consideration. The Board gives less weight to board of review comparable #1 which has a smaller dwelling size when compared to the subject and the remaining comparables in the record. The Board gives less weight to appellant's comparables #2, #3 and #4 which have slab foundations compared to the subject's basement foundation. The Board gives less weight to board of review comparable #5 which appears to be an outlier due to its considerably higher improvement assessment than the other comparables in the record. Furthermore, it has a significantly larger garage than the subject.

The Board finds the best evidence of assessment equity to be the parties' remaining comparables which have varying degrees of similarity to the subject in age, dwelling size and features. Two of the board of review comparables have finished basement area when compared to the subject suggesting downward adjustments to make them more equivalent to the subject. Nevertheless, these comparables have improvement assessments ranging from \$225,469 to \$273,811 or from \$34.42 to \$41.27 per square foot of living area. The subject's improvement assessment of \$247,743 or \$41.48 per square foot of living area is within the range established by the best

equity comparables in the record on an overall basis but slightly above on a per square foot basis. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's improvement assessment is supported. Based on this evidence, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and 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: 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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