



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

APPELLANT: Steve Hirsch  
DOCKET NO.: 20-01848.001-R-1  
PARCEL NO.: 05-24-310-009

The parties of record before the Property Tax Appeal Board are Steve Hirsch, 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:** \$12,792  
**IMPR.:** \$67,086  
**TOTAL:** \$79,878

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 one-story dwelling of frame exterior construction with 2,052 square feet of living area. The dwelling was constructed in 2000. Features of the home include a partial walkout-style basement with 934 square feet of finished area, central air conditioning, a fireplace and a 440 square foot garage. The property has a 9,583 square foot site and is located in Round Lake, Grant Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on four comparable sales located in the same neighborhood code as is assigned to the subject property. The comparables have sites of either 8,276 or 9,583 square feet of land area and are improved with one-story dwellings of frame exterior construction that each contain 2,052 square feet of living area. The homes were built from 2000 to 2004. The comparables have basements, one of which has 1,134 square feet of finished area and two of

which are walkout-style. Each dwelling has central air conditioning and a 440 square foot garage. Two of the comparables each have a fireplace. The comparables sold from May 2018 to November 2019 for prices ranging from \$205,000 to \$230,000 or from \$99.90 to \$112.09 per square foot of living area, land included.

Based on this evidence, the appellant requested a reduced total assessment of \$72,827 which would reflect a market value of \$218,503 or \$106.48 per square foot of living area, including land, 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 \$79,878. The subject's assessment reflects a market value of \$239,946 or \$116.93 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 where board of review comparable #2 was the same property as appellant's comparable sale #4. The comparable sales are located in the same neighborhood code as is assigned to the subject property. The comparables have sites ranging in size from 8,280 to 10,890 square feet of land area and are improved with one-story dwellings of frame exterior construction that contain either 2,052 or 2,116 square feet of living area. The homes were built from 2000 to 2003. The comparables have basements, two of which have 500 and 1,067 square feet of finished area, respectively, and one of which is a walkout-style. Each dwelling has central air conditioning and either a 440 or a 650 square foot garage. Two of the comparables each have a fireplace. The comparables sold from September 2019 to October 2020 for prices ranging from \$229,000 to \$285,000 or from \$111.60 to \$134.69 per square foot of living area, land included.

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 parties submitted a total of seven comparable sales, one of which was common to both parties, to support their respective positions before the Property Tax Appeal Board. The comparables were each similar to the subject in location, age, dwelling size and most features. The Board has, however, given reduced weight to the four dwellings that have unfinished basements, which includes the parties' common comparable.

The Board finds the best evidence of market value to be appellant's comparable sale #2 along with board of review comparable sales #1 and #3. The Board finds that these three most similar

comparables have finished basement areas ranging from 500 to 1,134 square feet, which brackets the subject's finished basement area of 934 square feet. These comparables sold from September 2019 to October 2020 for prices ranging from \$205,000 to \$285,000 or from \$99.90 to \$134.69 per square foot of living area, including land. The subject's assessment reflects a market value of \$239,946 or \$116.93 per square foot of living area, including land, which is within the range established by the best comparable sales in this record and appears to be well-supported after considering appropriate adjustments to these best comparable sales for differences in age and/or finished basement area size when compared to the subject. 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: September 20, 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

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Steve Hirsch, by attorney:  
George N. Reveliotis  
Reveliotis Law, P.C.  
1030 Higgins Road  
Suite 101  
Park Ridge, IL 60068

COUNTY

Lake County Board of Review  
Lake County Courthouse  
18 North County Street, 7th Floor  
Waukegan, IL 60085