



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

APPELLANT: George Kolos  
DOCKET NO.: 20-02686.001-R-1  
PARCEL NO.: 15-24-100-056

The parties of record before the Property Tax Appeal Board are George Kolos, 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:** \$63,697  
**IMPR.:** \$80,164  
**TOTAL:** \$143,861

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 wood siding exterior construction with 2,650 square feet of living area.<sup>1</sup> The dwelling was constructed in 1915 with a reported effective age of 1954. Features of the home include an unfinished basement, central air conditioning, a fireplace, and a garage containing 810 square feet of building area. The property has a 37,897 square foot site and is located in Riverwoods, Vernon Township, Lake County.

The appellant contends assessment inequity regarding the improvement as the basis of the appeal. In support of this argument the appellant submitted information on four equity comparables located in the same neighborhood code as the subject property. The comparables consist of two-story dwellings of wood siding exterior construction ranging in size from 2,288 to

---

<sup>1</sup> The Board finds the property record card submitted by the board of review to be the best evidence of age and design in the record.

3,048 square feet of living area. The homes are 43 to 101 years old. Three of the comparables each have central air conditioning and a garage ranging in size from 576 to 621 square feet of building area. Each dwelling has one or three fireplaces. Three of the comparables each have a basement, one of which has finished area, and comparable #2 is reported to have a finished lower level. The comparables have improvement assessments ranging from \$53,203 to \$79,120 or from \$20.34 to \$25.96 per square foot of living area. Based on this evidence, the appellant requested a reduced improvement assessment of \$61,148 or \$23.07 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$143,861. The subject property has an improvement assessment of \$80,164 or \$30.25 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 that are located in the same assessment neighborhood code as the subject property. The comparables consist of 1, 1.5, or 2-story dwellings of brick or wood siding exterior construction that were built from 1940 to 1971, with effective ages ranging from 1962 to 1980. The homes range in size from 2,430 to 2,639 square feet of living area. Each dwelling has central air conditioning, one to three fireplaces, and a garage ranging in size from 72 to 713 square feet of building area. Three of the comparables each have a basement, one with finished area, and two of the comparables each have a lower level. Comparable #3 has an inground swimming pool and comparable #1 has a flat barn. The comparables have improvement assessments ranging from \$74,143 to \$117,065 or from \$30.31 to \$48.17 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 taxpayer 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 a total of nine equity comparables to support their respective positions before the Property Tax Appeal Board. The Board finds the parties' comparables are not truly similar to the subject due to differences in design, age, and/or features. Nevertheless, the Board has given reduced weight to appellant's comparables #2 and #3 due to their dissimilar foundation, basement finish, lack of central air conditioning, and/or lack of garage when compared to the subject. The Board also gives reduced weight to board of review comparables #1 through #4 due to differences in age, basement finish, foundation, and/or inground swimming pool when compared to the subject.

The Board finds the best evidence of assessment equity to be appellant's comparables #1 and #4 along with board of review comparable #5, which are more similar to the subject in age, design, and/or features. These comparables have improvement assessments ranging from \$53,203 to \$82,749 or from \$20.34 to \$32.15 per square foot of living area. The subject's improvement

assessment of \$80,164 or \$30.25 per square foot of living area falls within the range established by the best comparables in this record. Based on this record and after considering adjustments to the best comparables for differences, 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:

November 22, 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

George Kolos, by attorney:  
Robert Rosenfeld  
Robert H. Rosenfeld and Associates, LLC  
33 North Dearborn Street  
Suite 1850  
Chicago, IL 60602

COUNTY

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