



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

APPELLANT: Anthony Vastardis
DOCKET NO.: 20-03497.001-R-1
PARCEL NO.: 16-04-309-015

The parties of record before the Property Tax Appeal Board are Anthony Vastardis, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Lake Forest; 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: \$93,426
IMPR.: \$229,090
TOTAL: \$322,516

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 2-story dwelling of brick exterior construction with 3,864 square feet of living area. The dwelling was constructed in 1988. Features of the home include a basement, central air conditioning, three fireplaces, and a 690 square foot garage. The property is located in Lake Forest, West Deerfield Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on nine comparable sales located within 0.27 of a mile from the subject. The comparables are improved with 2-story homes ranging in size from 3,134 to 4,509 square feet of living area. The dwellings were built from 1986 to 1996. The appellant reported that comparables #5 and #6 were recently rehabbed. Seven homes are reported to each have a basement, one of which has finished area, and two homes are reported to each have a concrete

slab foundation.¹ Each home has central air conditioning, one or two fireplaces, and a garage ranging in size from 506 to 840 square feet of building area. The comparables sold from May 2019 to July 2020 for prices ranging from \$625,000 to \$965,000 or from \$169.19 to \$264.42 per square foot of living area, including land.

Based on this evidence the appellant 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 \$322,516. The subject's assessment reflects a market value of \$968,807 or \$250.73 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 comparables #2, #3, and #4 are the same properties as the appellant's comparables #9, #7, and #5, respectively. Comparable #1 is located 0.06 of a mile from the subject and is improved with a 2-story home of brick exterior construction with 3,330 square feet of living area. The home was built in 1986 and features a basement, central air conditioning, a fireplace, and a 575 square foot garage. This comparable sold in August 2019 for \$940,000 or \$282.28 per square foot of living area, including land.

Based on this evidence the board of review requested the subject's assessment be sustained.

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 record contains ten comparable sales, with three common sales, for the Board's consideration. The Board gives less weight to the appellant's comparables #2, #4, #6, and #8, due to substantial differences from the subject in dwelling size. The Board gives less weight to the appellant's comparable #1, which sold for much less on a price per square foot basis than other comparables in this record, indicating this sale is an outlier. The Board also gives less weight to the appellant's comparable #5/board of review's comparable #4 and the appellant's comparable #7/board of review's comparable #3, which each have a concrete slab foundation compared to the subject's basement foundation.

The Board finds the best evidence of market value to be the appellant's comparable #3, the board of review's comparable #1, and the appellant's comparable #9/board of review's comparable #2, which are similar to the subject in dwelling size, age, location, and most features. These most

¹ Additional details regarding comparables #5, #7, and #9 were reported by the board of review for these common comparables.

similar comparables sold in August 2019 and September 2019 for prices ranging from \$935,000 to \$950,000 or from \$210.69 to \$282.28 per square foot of living area, including land. The subject's assessment reflects a market value of \$968,807 or \$250.73 per square foot of living area, including land, which is above the range established by the best comparable sales in terms of total market value and within the range on a price per square foot basis. Based on this evidence and after considering appropriate adjustments to the best comparables for differences from the subject, 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

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: February 21, 2023



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

Anthony Vastardis, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
13975 W. Polo Trail Drive
#201
Lake Forest, IL 60045

COUNTY

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