



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

APPELLANT: James Bologeorges  
DOCKET NO.: 20-04638.001-R-1  
PARCEL NO.: 11-17-111-009

The parties of record before the Property Tax Appeal Board are James Bologeorges, the appellant, by attorney Eric Feldman, of Eric Feldman & Assoc. P.C. 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:** \$ 53,280  
**IMPR.:** \$146,144  
**TOTAL:** \$199,424

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 wood siding exterior construction with 3,513 square feet of living area. The dwelling was constructed in 1988. Features of the home include a full unfinished basement, central air conditioning, three fireplaces and a 495 square foot garage. The property has an 11,970 square foot site and is located in Libertyville, Libertyville Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on five comparable sales located in the same assessment neighborhood code as the subject and within .20 of a mile from the subject. The comparable parcels range in size from 9,870 to 17,060 square feet of land area. Each property is improved with either a one-story or a two-story dwelling of wood siding exterior construction. Appellant's comparable #3 is described as a one-story design and given the similarities identified in ground

floor area and total living area, the Board finds this is a one-story dwelling. The homes were built from 1987 to 1989. The dwellings range in size from 2,823 to 3,661 square feet of living area. Each comparable has a basement, central air conditioning, one to three fireplaces and a garage ranging in size from 528 to 624 square feet of building area. The comparables sold from March 2019 to February 2020 for prices ranging from \$430,000 to \$540,000 or from \$133.84 to \$181.82 per square foot of living area, including land.

Based on the foregoing evidence, the appellant requested a reduced total assessment of \$179,173 which would reflect a market value of \$537,573 or \$153.02 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 \$199,424. The subject's assessment reflects a market value of \$599,051 or \$170.52 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 five comparable sales, where board of review comparables #3 and #4 are the same properties as appellant's comparables #2 and #5, respectively. The comparables are located in the same assessment neighborhood code as the subject and within .20 of a mile from the subject. The comparable parcels range in size from 9,870 to 17,060 square feet of land area. Each property is improved with a two-story dwelling of wood siding or brick exterior construction. The homes were built in either 1987 or 1988. The dwellings range in size from 2,970 to 3,681 square feet of living area. Each comparable has a basement, central air conditioning, a fireplace and a garage ranging in size from 462 to 624 square feet of building area. The comparables sold from May 2019 to November 2020 for prices ranging from \$528,000 to \$640,000 or from \$163.72 to \$181.82 per square foot of living area, including land.

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 eight comparable sales, two of which were common to both parties, to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparable #4 due to its differing one-story design as compared to the subject's two-story design. The Board has also given less weight to appellant's comparable #3 and board of review comparable #1, each of which appear to be outliers given their sale prices as compared to the other sales in the record.

The Board finds the best evidence of market value to be the remaining five comparable sales, which includes the two common properties, in the record which are each similar to the subject in location, design, age, dwelling size and several features. The Board recognizes that the subject has three fireplaces and only appellant's comparable #1 features three fireplaces as well. These most similar properties sold from May 2019 to November 2020 for prices ranging from \$490,000 to \$555,000 or from \$133.84 to \$181.82 per square foot of living area, including land. The subject's assessment reflects a market value of \$599,051 or \$170.52 per square foot of living area, including land, which is within the range established by the best comparable sales in this record on a per-square-foot basis. Based on this evidence and after considering adjustments to the best comparables for differences when compared to 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



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:

August 22, 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

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