



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

APPELLANT: Anthony Vastardis  
DOCKET NO.: 21-01019.001-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 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:** \$93,230  
**IMPR.:** \$228,609  
**TOTAL:** \$321,839

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 2021 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 has a 18,071 square foot site<sup>1</sup> and 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 five comparable sales located within 0.28 of a mile from the subject. The comparables are improved with 2-story homes of brick, wood siding, or brick and wood siding exterior construction ranging in size from 3,194 to 4,198 square feet of living area. The dwellings were built from 1979 to 1996. Three homes are reported to each have a basement,

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<sup>1</sup> The board of review provided the subject's site size in a map depicting the subject property.

one of which has finished area, and two homes are reported to each have a concrete slab foundation. 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 April 2020 to March 2021 for prices ranging from \$639,020 to \$950,000 or from \$169.19 to \$245.77 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 \$321,839. The subject's assessment reflects a market value of \$967,937 or \$250.50 per square foot of living area, land included, when using the 2021 three year average median level of assessment for Lake County of 33.25% 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 located within 0.34 of a mile from the subject. The comparables are improved with 1.75-story or 2-story homes of brick, wood siding, or brick and wood siding exterior construction ranging in size from 3,137 to 4,509 square feet of living area. The dwellings were built from 1960 to 1989. Four homes are reported to each have a basement, three of which have finished area, and one home is reported to have a concrete slab foundation. Each home has central air conditioning, one or two fireplaces, and a garage ranging in size from 528 to 756 square feet of building area. The comparables sold from August 2019 to December 2021 for prices ranging from \$780,000 to \$1,200,000 or from \$235.14 to \$266.13 per square foot of living area, including land.

The board of review presented a map depicting the subject property and noted that the subject backs to a subdivision pond. The board of review also presented a map depicting the locations of the appellant's comparables in relation to the subject and contended that the appellant's comparables have smaller sites than the subject, none of which are located on a pond.

The board of review submitted listing history for the appellant's comparables #2 and #3, which describe these properties were listed for one and four days, respectively.

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 record contains a total of ten comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #2, #3, and #5 and the board of review's comparables #3 and #4, due to substantial differences from the subject in dwelling size or age. The Board gives less weight to the appellant's comparable #4, which sold for much less than the

other comparables in this record, suggesting this sale is an outlier. The Board also gives less weight to the board of review's comparables #1 and #5, which sold less proximate in time to the January 1, 2021 assessment date than other comparables in this record.

The Board finds the best evidence of market value to be the appellant's comparable #1 and the board of review's comparable #2, which are relatively similar to the subject in dwelling size, age, location, and features and sold proximate in time to the assessment date. These most similar comparables sold in June 2020 and April 2020 for prices of \$950,000 and \$1,200,000 or for \$226.30 and \$266.13 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$967,937 or \$250.50 per square foot of living area, including land, which is bracketed by the best comparable sales in this record. 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

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