



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

APPELLANT: James Sakas  
DOCKET NO.: 21-04377.001-R-1  
PARCEL NO.: 11-16-108-087

The parties of record before the Property Tax Appeal Board are James Sakas, 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:** \$42,664  
**IMPR.:** \$122,423  
**TOTAL:** \$165,087

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 two-story dwelling of frame exterior construction with 2,360 square feet of living area. The dwelling was constructed in 2017. Features of the home include a concrete slab,<sup>1</sup> central air conditioning and a 440 square foot garage. The property has a .041-acre 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 three comparable sales that have the same assessment neighborhood code as the subject and are located within .05 of a mile from the subject property.<sup>2</sup>

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<sup>1</sup> The subject's property record card provided by the board of review revealed the subject dwelling has a concrete slab foundation, which was not refuted by the appellant.

<sup>2</sup> Counsel for the appellant submitted a letter referencing five comparable sales, however, the Board finds the appellant's grid analysis only included descriptive information and sales data for three comparable properties.

Each comparable has a .041-acre site that is improved with a two-story dwelling of frame exterior construction containing 2,360 square feet of living area. The dwellings were built from 2017 to 2020, each having a reported effective age of 2017. The comparables each have central air conditioning and a 440 square foot garage. The comparables sold from December 2019 to February 2021 for prices ranging from \$420,000 to \$456,750 or from \$177.97 to \$193.54 per square foot of living area, including land. The appellant also disclosed the subject was purchased in April 2018 for \$527,604 or \$223.56 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$151,811, which would reflect a market value of \$455,479 or \$193.00 per square foot of living area, including land, when using 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 \$165,087. The subject's assessment reflects a market value of \$496,502 or \$210.38 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 three comparable sales that have the same assessment neighborhood code as the subject and are located within .07 of a mile from the subject property. Each comparable has a .041-acre site that is improved with a two-story dwelling of frame exterior construction containing either 2,360 or 2,445 square feet of living area. The dwellings were built from 2017 to 2020, each having a reported effective age of 2017. The comparables each have central air conditioning and a 440 square foot garage. The comparables sold from January 2019 to August 2021 for prices ranging from \$525,000 to \$574,258 or from \$214.72 to \$234.87 per square foot of living area, including land. The board of review also disclosed the subject was purchased in April 2018 for \$527,604 or \$223.56 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 record contains a total of six comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparable #2 and board of review comparable #3 due to their sale dates occurring less proximate in time to the lien date at issues than the other sales in the record and is thus less likely to be indicative of the subject's market value as of January 1, 2021.

The Board finds the best evidence of market value to be the parties' remaining comparables, which sold more proximate in time to the assessment date at issue, are similar to the subject in location and similar, if not identical to the subject in dwelling size, design, age and some

features. These four comparables sold from February 2020 to August 2021 for prices ranging from \$455,000 to \$574,258 or from \$192.80 to \$234.87 square feet of living area, including land. The subject's assessment reflects a market value of \$496,502 or \$210.38 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds no reduction in the subject's assessment is warranted.

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:

October 17, 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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COUNTY

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