



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

APPELLANT: Christos Kandalepas
DOCKET NO.: 22-00318.001-R-2
PARCEL NO.: 15-18-101-010

The parties of record before the Property Tax Appeal Board are Christos Kandalepas, the appellant, by attorney Andrew J. Rukavina, of The Tax Appeal Company in Mundelein; 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: \$39,023
IMPR.: \$311,562
TOTAL: \$350,585

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 2022 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 7,516 square feet of living area. The dwelling was constructed in 2007. Features of the home include a partially finished basement, central air conditioning, four fireplaces, and a 1,032 square foot garage. The property has an approximately 33,799 square foot site and is located in Long Grove, Vernon 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 located in the same neighborhood code as the subject and within 0.60 of a mile from the subject property. The comparables have sites that range in size from 34,144 to 46,879 square feet of land area. The comparables are improved with 2-story dwellings of brick exterior construction ranging in size from 6,330 to 8,653 square feet of living area. The homes were built from 1992 to 2001 with the oldest home

having a reported effective age of 1993. Each comparable has a partially finished basement, central air conditioning, three to seven fireplaces, and a garage ranging in size from 875 to 1,500 square feet of building area. The comparables sold from June 2020 to June 2021 for prices ranging from \$622,000 to \$850,000 or from \$77.23 to \$129.54 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$246,074 which reflects a market value of \$738,296 or \$98.23 per square foot of living area, land included, 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 \$350,585. The subject's assessment reflects a market value of \$1,051,860 or \$139.95 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.¹

The board of review submitted a copy of a page from a Redfin.com listing for the appellant's comparable #2 which disclosed that the "basement will need to be restored as current moisture damage reported" and "CAUTION MOLD is present in the home."

In support of its contention of the correct assessment, the board of review submitted information on five comparable sales located in the same neighborhood code as the subject property and within 0.77 of a mile from the subject. The comparables have sites that range in size from 33,960 to 46,110 square feet of land area. The comparables are improved with 2-story dwellings of Dryvit, brick, brick and wood siding, or brick and Dryvit exterior construction ranging in size from 5,690 to 8,815 square feet of living area. The homes were built from 1991 to 1999 with the oldest home having a reported effective age of 1992. The comparables each have a basement, four of which have finished area and with one of these being a walkout. Each comparable has central air conditioning, one to four fireplaces, and a garage ranging in size from 814 to 1,380 square feet of building area. Comparables #1 and #4 each have a hot tub and an inground swimming pool. The comparables sold from April 2021 to August 2022 for prices ranging from \$889,000 to \$2,490,000 or from \$155.08 to \$282.47 per square foot of living area, land included. 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 eight suggested comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparable #1 with a more remote sale date occurring in

¹ Procedural rule Sec. 1910.50(c)(1) provides that in all counties other than Cook, the three-year county wide assessment level as certified by the Department of Revenue will be considered. 86 Ill.Admin.Code Sec. 1910.50(c)(1). As of the development of this Final Administrative Decision, the Department of Revenue has not published figures for tax year 2022.

2020, which is less proximate in time to the January 1, 2021 assessment date at issue, than other sales in this record. The Board gives less weight to the appellant's comparable #2 which appears to be an outlier with a sale price that is substantially lower than other sales in this record possibly due to the water damage depicted in the Redfin.com listing. The Board also gives less weight to board of review comparables #1 and #4 which have inground swimming pools and a hot tub, features the subject lacks.

The Board finds the best evidence of market value to be the remaining parties' comparables. The Board finds that these comparables sold proximate in time to the assessment date at issue and have varying degrees of similarity to the subject in location, dwelling size, age, and some features. The Board finds that each comparable is an older, smaller home than the subject and one comparable lacks basement finish, a feature of the subject. Nevertheless, these four comparables sold from June 2021 to August 2022 for prices ranging from \$820,000 to \$1,350,000 or from \$129.54 to \$234.05 per square foot of living area, land included. The subject's assessment reflects a market value of \$1,051,860 or \$139.95 per square foot of living area, land included, which falls within the range of 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 the appellant failed to prove by a preponderance of the evidence that a reduction in the subject's assessment is justified based on overvaluation.

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: February 20, 2024



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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