



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

APPELLANT: Steve Syreggelas
DOCKET NO.: 22-00319.001-R-1
PARCEL NO.: 15-30-305-035

The parties of record before the Property Tax Appeal Board are Steve Syreggelas, 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: \$66,009
IMPR.: \$140,928
TOTAL: \$206,937

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 and wood siding exterior construction with 3,319 square feet of living area. The dwelling was constructed in 1991. Features of the home include a walk-out basement with finished area, central air conditioning, one fireplace, and a 696 square foot garage. The subject property also has a 673 square foot inground swimming pool. The property has an approximately 98,010 square foot site and is located in Long Grove, Vernon Township, Lake County.

The appellant contend overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on four comparable sales located within 0.64 of a mile from the subject. Two comparables have the same assessment neighborhood code as the subject property. The comparables have sites that range in size from 41,818 to 97,574 square feet of land area. The comparables are improved with 2-story dwellings of frame, brick, or brick and frame

exterior construction ranging in size from 3,520 to 4,385 square feet of living area. The dwellings were built from 1987 to 1995. The comparables each have a basement with three having finished area. Each comparable has central air conditioning, one or two fireplaces, and a garage ranging in size from 756 to 1,044 square feet of building area. The comparables sold from July 2019 to March 2022 for prices ranging from \$585,000 to \$755,000 or from \$156.80 to \$172.18 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$182,029, which would reflect a market value of \$546,142 or \$164.55 per square foot of living area, land included, 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 \$206,937. The subject's assessment reflects a market value of \$620,873 or \$187.07 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 Multiple Listing Service datasheet for the sale of the subject in October 2016 for a price of \$720,000 or \$216.93 square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on three comparable sales located within 0.44 of a mile from the subject property. Two comparables have the same assessment neighborhood code as the subject property. Board of review comparable #2 is the same property as the appellant's comparable #1. The comparables have sites that range in size from 40,080 to 80,590 square feet of land area. The comparables are improved with 1-story² or 2-story dwellings of brick or wood siding exterior construction ranging in size from 3,385 to 3,986 square feet of living area. The dwellings were built in either 1989 or 1990. The comparables each have a basement with one having finished area. Each comparable has central air conditioning, one fireplace, and a garage ranging in size from 805 to 1,044 square feet of building area. Comparable #3 has an inground swimming pool. The comparables sold from July 2021 to April 2022 for prices ranging from \$625,000 to \$861,000 or from \$156.80 to \$254.36 per square foot of living area, land included. The board of review also provided the subject's property record card which revealed two building permits were closed in February 2017 and March 2017 for remodeling of the subject dwelling for a combined total cost of \$123,000. 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

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.

² The parties differ as to the story height of the common comparable. The appellant reports this home to be 2-story while the board of review reports it to be a 1-story home. However, the home's above ground living area exceeds its ground floor living area, suggesting it is a part-2-story dwelling.

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 six suggested comparable sales for the Board's consideration, with one sale shared by the parties. The Board has given less weight to the appellant's comparables #2, #3, and #4 due to their sale dates occurring less proximate in time to the subject's lien date at issue than other comparables in this record.

The Board finds the best evidence of market value to be parties' remaining sales, which includes one shared sale. The three remaining comparables sold proximate in time to the subject's assessment date and are similar to the subject in location, design, and age. However, the Board finds that each comparable is a larger home than the subject, two of which are over 17% larger than the subject home. Furthermore, neither comparable dwelling has a walk-out basement, two comparables lack basement finish, and two comparables lack an inground swimming pool which are features of the subject. Nevertheless, these comparables sold from July 2021 to April 2022 for prices ranging from \$625,000 to \$861,000 or from \$156.80 to \$254.36 per square foot of living area, land included. The subject's assessment reflects a market value of \$620,873 or \$187.07 per square foot of living area, land included, which falls below the range established by the best comparable sales in the record on an overall market value basis but within the range on a price per square foot basis. Based on this evidence and after considering the 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.

Further, the subject's estimated market value based on its assessment is well supported in light of the MLS listing and property record card presented by the board of review which disclosed the subject sold in April 2016 for a price of \$720,000 and was remodeled in February and March 2017 totaling \$123,000 in permits which tends to undermine the appellant's overvaluation argument.

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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