



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

APPELLANT: Peter Mihopoulos  
DOCKET NO.: 22-00430.001-R-1  
PARCEL NO.: 15-18-301-002

The parties of record before the Property Tax Appeal Board are Peter Mihopoulos, the appellant, 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:** \$64,325  
**IMPR.:** \$235,239  
**TOTAL:** \$299,564

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 two-story single-family dwelling of brick exterior construction with 5,690 square feet of living area. The dwelling was constructed in 1991 and has a reported effective age of 1992. Features of the home include a basement with a 1,889 square foot recreation room,<sup>1</sup> central air conditioning, three fireplaces and a 976 square foot garage. The property has an approximately 46,110 square foot site and is located in Long Grove, Vernon Township, Lake County.

The appellant contends assessment inequity concerning the improvement assessment as the basis of the appeal. In support of this argument, the appellant submitted information on five equity comparables in the electronic Section V grid analysis of the Residential Appeal petition along

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<sup>1</sup> Descriptive details of the subject and/or comparables not provided by the appellant in the Sec. V grid have been drawn from the appellant's Lake County-based supplemental grid sheet as this appeal filing in December 2022 predated the implementation of Standing Order #2 for counties other than Cook.

with a supplemental county-based grid analysis with additional details. The comparables are each located in the same neighborhood code as the subject and from .16 to .40 of a mile from the subject. The comparables consist of two-story dwellings of brick, Dryvit, brick and Dryvit or brick and wood siding exterior construction. The homes were built from 1992 to 2001 with reported effective ages for comparables #1 and #3 of 1993 and 1997, respectively. The dwellings range in size from 4,809 to 8,653 square feet of living area. Features include a basement with a recreation room ranging in size from 665 to 2,672 square feet, central air conditioning, one to seven fireplaces and a garage ranging in size from 655 to 1,500 square feet of building area. Comparable #3 also has a hot tub. The comparables have improvement assessments ranging from \$166,448 to \$226,819 or from \$20.67 to \$36.03 per square foot of living area.

Based on this evidence, the appellant requested a reduced improvement assessment of \$172,009 or \$30.23 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$299,564. The subject property has an improvement assessment of \$235,239 or \$41.34 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on five equity comparables located in the same neighborhood code as the subject and from .14 to .46 of a mile from the subject. The comparables consist of two-story dwellings of brick, frame, or brick with frame exterior construction. The homes were built from 1994 to 1999. The dwellings range in size from 5,475 to 6,068 square feet of living area. Features include a basement, four of which have a recreation room ranging in size from 1,865 to 2,881 square feet, central air conditioning, two or six fireplaces and a garage ranging in size from 736 to 1,100 square feet of building area. Comparable #3 has an inground swimming pool. The comparables have improvement assessments ranging from \$261,319 to \$301,654 or from \$47.73 to \$50.59 per square foot of living area.

Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **Conclusion of Law**

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). 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 ten equity comparables in the same neighborhood code to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #1, #2 and #5 due to significant differences in dwelling size when compared to the subject. The Board has also given reduced weight to board

of review comparables #3 and #4 due to the pool amenity and unfinished basement at these comparables, respectively, when compared to the subject.

The Board finds the best evidence of assessment equity to be appellant's comparables #3 and #4 along with board of review comparables #1, #2 and #5 which present varying degrees of similarity to the subject in age, dwelling size and other features. These comparables have improvement assessments ranging from \$223,298 to \$301,654 or from \$32.48 to \$50.52 per square foot of living area. The subject's improvement assessment of \$235,239 or \$41.34 per square foot of living area falls within the range established by the best comparables in this record. Based on this record and after considering appropriate adjustments to the best comparables for differences when compared to the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and 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: March 26, 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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COUNTY

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