



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

APPELLANT: Tom Sakos
DOCKET NO.: 23-01705.001-R-1
PARCEL NO.: 16-23-417-020

The parties of record before the Property Tax Appeal Board are Tom Sakos, the appellant, by attorney Kyle Gordon Kamego of Robert H. Rosenfeld & Associates, LLC in Northbrook, and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **A Reduction** 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: \$93,059
IMPR.: \$198,241
TOTAL: \$291,300

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 2023 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 brick exterior construction containing 2,362 square feet of living area. The dwelling was constructed in 1926. Features of the property include a basement partially finished with a 590 square foot recreation room, central air conditioning, one fireplace, 2½ bathrooms, and a detached garage with 713 square feet of building area. The property has a 12,100 square foot site located in Highland Park, Moraine 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 improved with two-story dwellings of brick or stucco exterior construction that range in size from 3,784 to 4,918 square feet of living area. The homes were built from 1910 to 2003. Each property has a basement partially finished with a recreation room, central air conditioning, two or three fireplaces, four or five full

bathrooms, one or two half bathrooms, and a garage ranging in size from 713 to 1,123 square feet of building area. The comparables have sites ranging in size from 14,670 to 36,490 square feet of land area. These properties have the same assessment neighborhood code as the subject property and are located from approximately .19 to .95 of a mile from the subject property. The sales occurred in April 2022 and January 2023 for prices ranging from \$1,255,000 to \$1,800,000 or from \$272.47 to \$373.06 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$256,458.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$311,908. The subject's assessment reflects a market value of \$935,818 or \$396.20 per square foot of living area, land included, when using the statutory level of assessment of 33 1/3%.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales improved with two-story dwellings of brick or wood siding exterior construction that range in size from 2,259 to 2,669 square feet of living area. The homes range in age from 69 to 103 years old. Each comparable has a basement with one having finished area, central air conditioning, one or two fireplaces, 2½ or 4 bathrooms, and a garage ranging in size from 400 to 624 square feet of building area. These properties have sites ranging in size from 11,197 to 18,451 square feet of land area. The comparables have the same assessment neighborhood code as the subject property and are located from approximately .12 to .83 of a mile from the subject property. The sales occurred in June 2022 and December 2022 for prices ranging from \$800,000 to \$985,000 or from \$313.23 to \$376.27 per square foot of living area, including land.

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 evidence in the record supports a reduction in the subject's assessment.

The parties submitted information on six comparable sales similar to the subject in location and improved with dwellings similar to the subject in style. The Board gives less weight to the appellant's comparables as these properties are not as similar to the subject property in dwelling size and/or age as are the comparables submitted by the board of review. The Board finds the best evidence of market value to be the board of review comparable sales that are relatively like the subject in age, size, and features. The board of review comparables sold for prices ranging from \$800,000 to \$985,000 or from \$313.23 to \$376.27 per square foot of living area, including land. The subject's assessment reflects a market value of \$935,818 or \$396.20 per square foot of living area, including land, which is within the overall price range of the comparables but is above the range on a per square foot of living area basis as established by the best comparable sales in this record. The only comparable with a value greater than the market value reflected by the subject's assessment, board of review comparable #1, is approximately 13% larger and approximately 28 years newer than the subject home, suggesting a downward adjustment to the

comparable would be appropriate to make the property more equivalent to the subject in dwelling size and age. Based on this evidence, after considering the best sales in this record and the adjustments to make the comparables more equivalent to the subject property, the Board finds a reduction in the subject's assessment is 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: _____

November 19, 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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