



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

APPELLANT: James Matsas
DOCKET NO.: 24-02521.001-R-1
PARCEL NO.: 06-26-214-001

The parties of record before the Property Tax Appeal Board are James Matsas, the appellant, by attorney Spiro G. Zarkos, of Verros Berkshire, PC in Oakbrook Terrace; 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: \$19,703
IMPR.: \$73,030
TOTAL: \$92,733

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 2024 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 bi-level¹ dwelling of vinyl exterior construction with 1,080 square feet of above grade living area. The dwelling was constructed in 1987 and is approximately 37 years old. Features of the home include a lower level with finished area, central air conditioning and a 484 square foot garage. The property has an approximately 7,501 square foot site and is located in Grayslake, Avon Township, Lake County.

The appellant contends assessment inequity, with respect to the improvement assessment, as the basis of the appeal. In support of this argument, the appellant submitted information on four equity comparables located in the same assessment neighborhood code as the subject. The

¹ The Board finds the best description of the subject property was found in its property record card, submitted by the board of review and not refuted by the appellant, which depicts the dwelling is 1-story in height and bi-level in style with its basement type reported as lower level.

comparables are improved with 1-story or 1.5-story dwellings² of vinyl siding exterior construction ranging in size from 1,299 to 1,407 square feet of above grade living area and are 37 or 46 years old. Three comparables each have a basement and one fireplace. Each dwelling has central air conditioning and a 1-car or a 2-car garage. The comparables have improvement assessments ranging from \$73,798 to \$80,946 or from \$54.18 to \$60.10 per square foot of above grade living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$61,990 or \$57.40 per square foot of above grade living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$92,733. The subject has an improvement assessment of \$73,030 or \$67.62 per square foot of above grade living area.

In support of its contention of the correct assessment, the board of review submitted information on four equity comparables located in the same assessment neighborhood code as the subject property. The comparables are improved with 1-story dwellings of vinyl siding exterior construction ranging in size from 1,080 to 1,138 square feet of above grade living area that are 37 or 38 years old. Each comparable has a basement with finished area, central air conditioning, one fireplace and a 440 or 484 square foot garage. The comparables have improvement assessments ranging from \$73,702 to \$80,967 or from \$68.24 to \$71.15 per square foot of above grade living area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

Conclusion of Law

The appellant 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 eight equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparables which are less similar to the subject in dwelling size than other properties in the record.

The Board finds the best evidence of assessment equity to be the board of review's comparables which are more similar to the subject in location, age, dwelling size and other features. These comparables have improvement assessments ranging from \$73,702 to \$80,967 or from \$68.24 to \$71.15 per square foot of above grade living area. The subject's improvement assessment of \$73,030 or \$67.62 per square foot of above grade living area falls below the range established by the best comparables in this record. After considering appropriate adjustments to the best comparables for differences from the subject, the Board finds the appellant did not demonstrate

² The appellant submitted exterior photographs of the subject and its comparable properties which depict the 1.5-story dwellings to be multi-level in design.

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:

May 19, 2026



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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