



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

APPELLANT: Milena Alexandrov
DOCKET NO.: 13-01613.001-R-1
PARCEL NO.: 04-22-315-013

The parties of record before the Property Tax Appeal Board are Milena Alexandrov, the appellant; and the Lake County Board of Review.

Based on the facts and exhibits presented, 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: \$ 4,308
IMPR.: \$ 23,081
TOTAL: \$ 27,389

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 2013 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 one-story brick dwelling that contains 1,136 square feet of living area. The dwelling was constructed in 1953. Features include an unfinished basement, central air conditioning, a fireplace and a 357 square foot detached garage. The subject parcel has a 12,332 square foot site. The subject is a rental property. The subject property is located in Zion Township, Lake County, Illinois.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument, the appellant submitted four comparable

sales located in close proximity to the subject. The comparables had varying degrees of similarity when compared to the subject in land area, design, size, age, and features. The comparables sold from May 2010 to January 2012 for prices ranging from \$21,500 to \$40,670 or from \$14.39 to \$39.18 per square foot of living area including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$27,389. The subject's assessment reflects an estimated market value of \$82,398 or \$72.53 per square foot of living area including land when applying the 2013 three-year average median level of assessment for Lake County of 33.24%. In support of the subject's assessment, the board of review submitted four comparable sales located in close proximity to the subject. The comparables had varying degrees of similarity when compared to the subject in land area, design, size, age, and features. The comparables sold from January 2012 to October 2013 for prices of ranging from \$78,000 to \$95,000 or from \$69.64 to \$95.00 per square foot of living area including land.

With respect to the comparable sale submitted by the appellant, the board of review argued each property was a bank owned foreclosure that were sold "As-Is" with condition issues including water and mold damage. The board of review submitted the Multiple Listing Service (MLS) sheet comparable #3 that was accompanied by the Disclaimer/Release for entering the premises. Comparable #3 had mold and fungal spores present within the dwelling that may pose serious health risk. The board of review also submitted an MLS sheet for the subject property from 2011. The subject was advertised for sale for a final listing price of \$94,900 with no detrimental condition issues disclosed. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Under rebuttal, the appellant argued there was a previous Property Tax Appeal Board complaint regarding the subject property the prior tax year under docket number 12-03012.001-R-1. In that appeal, the parties stipulated to an assessment of \$18.931¹. The appellant argued the comparables submitted by the board of review are superior to the subject because they have been "upgraded".

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

¹ The Board's prior year's decision does not control in this appeal because the subject property is not an owner occupied residence. Therefore, the "rollover" provision provided by section 16-185 of the Property Tax Code (35 ILCS 200/16-185) does not apply.

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 failed to meet this burden of proof.

The record contains eight comparable sales for the Board's consideration. The Board gave less weight to the comparables submitted by the appellant. Comparable #1, #2 and #4 sold in 2010 or 2011, which are dated and less reliable indicators of market value in relation to the subject's January 1, 2013 assessment date. Additionally, comparable #1 is older in age and comparable #2 is larger in dwelling size, dissimilar to the subject. Finally, comparable #3 has a severe detrimental condition issue due to the presence of water and fungal spores. The Board finds the comparable sales submitted by the board of review were more similar when compared to the subject in location, land area, condition, design, size, age and features. They sold for prices ranging from \$78,000 to \$95,000 or from \$69.64 to \$95.00 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$82,398 or \$72.53 per square foot of living area including land, which falls at the lower end of the range established by the most similar comparable sales in this record. Based on this record, the Board finds no reduction in the subject's assessment is warranted.

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.

Chairman



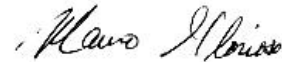
Member



Member



Acting Member



Member



Acting Member

DISSENTING: _____

C E R T I F I C A T I O N

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: January 22, 2016



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 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 the subsequent year 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.

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.