



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

APPELLANT: Paul Baciu
DOCKET NO.: 14-01251.001-R-1
PARCEL NO.: 10-26-412-016

The parties of record before the Property Tax Appeal Board are Paul Baciu, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld and Associates, LLC in Chicago; 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: \$21,011
IMPR.: \$83,692
TOTAL: \$104,703

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 2014 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 frame exterior construction with 2,756 square feet of living area. The dwelling was constructed in 1994. Features of the home include a full basement with finished basement area, central air conditioning, a fireplace and a two-car garage that contains 460 square feet of building area. The property has a 12,000 square foot site and is located in Mundelein, Fremont 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 located within .23 of a mile from the subject property. The comparables are improved with two-story single family dwellings of frame exterior construction and were built from 1991 to 1993. Each comparable has a basement with one comparable having finished basement area, central air conditioning and a garage ranging in size from 444 to 882 square feet of building area. Two comparables have one

fireplace. The dwellings range in size from 2,658 to 3,103 square feet of living area and have sites that range in size from 12,196 to 16,895 square feet of land area. The comparables sold from June 2012 to May 2013 for prices ranging from \$287,500 to \$308,500 or from \$99.42 to \$108.16 per square foot of living area, land included. Based on this evidence the appellant requested the subject's assessment be reduced \$94,291.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$104,703.¹ The subject's assessment reflects a market value of \$314,235 or \$114.02 per square foot of living area, land included, when using the 2014 three year average median level of assessment for Lake County of 33.32% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located within .21 of a mile from the subject property. The comparables are improved with two-story single family dwellings of frame exterior construction and were built in 1993 and 1994. Each comparable has a basement with one comparable having finished basement area, central air conditioning, a fireplace and a garage ranging in size from 444 to 664 square feet of building area. The dwellings range in size from 2,658 to 2,762 square feet of living area and have sites that range in size from 12,196 to 32,670 square feet of land area. The comparables sold from June 2013 to April 2014 for prices ranging from \$321,500 to \$345,000 or from \$120.14 to \$129.80 per square foot of living area, land included. Based on the evidence, the board of review requested confirmation of the subject's 2014 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 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 parties submitted seven comparable sales for the Board's consideration. The Board gave less weight to the appellant's comparables #1 and #2. These comparables sold in June and July 2012, which is less indicative of fair market value as of the subject's January 1, 2014 assessment date. The Board gave less weight to the board of review's comparables #1 and #2 due to their larger land area when compared to the subject. The Board finds the best evidence of market value to be the appellant's comparable #3 along with the board of review comparables #3 and #4. These comparables have varying degrees of similarity when compared to the subject in location, site size, dwelling size, age and features. These most similar comparables sold for prices ranging from \$308,500 to \$336,000 or from \$99.42 to \$124.15 per square foot of living area, land included. The subject's assessment reflects a market value of \$314,235 or \$114.02 per square foot of living area, land included, which is within the range established by the best comparable

¹ The board of review reported incorrect land, improvement and total assessments on their "Notes on Appeal." The correct assessments were used on the grid analysis.

sales in this record. Based on this evidence the Board finds 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.



Chairman



Member



Member



Member



Acting 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: September 23, 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.