



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

APPELLANT: Henryk Stachow  
DOCKET NO.: 14-01567.001-R-1  
PARCEL NO.: 06-02-205-016

The parties of record before the Property Tax Appeal Board are Henryk Stachow, the appellant, by attorney Herbert Holzman of Tax Appeals Lake County, in Lake Zurich; 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:** \$10,392  
**IMPR.:** \$37,951  
**TOTAL:** \$48,343

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 split-level style dwelling of wood siding exterior construction that has 1,164 square feet of above grade living area. The dwelling was built in 1977. Features include a lower-level that is partially finished, central air conditioning, a fireplace and a 484 square foot attached garage. The dwelling is situated on a 9,636 square foot site. The subject property is located in Lake Villa Township, Lake County, Illinois.

The appellant argued the subject property was overvalued. In support of this claim, the appellant submitted information for three comparable sales located from .17 to .35 of a mile from the subject property. The comparables consist of split-level style dwellings of wood siding exterior construction that were built from 1975 to 1987. The comparables have lower-levels that are partially finished. Other features had varying degrees of similarity when compared to the subject. The dwellings range in size from 1,108 to 1,206 square feet of above grade living area

and have sites that range in size from 9,102 to 11,574 square feet of land area. The comparables sold from May to October of 2013 for prices ranging from \$109,000 to \$133,000 or from \$93.64 to \$111.01 per square foot of above grade living area including land. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's final assessment of \$48,343. The subject's assessment reflects an estimated market value of \$145,087 or \$124.65 per square foot of above grade living area including land when applying Lake County's 2014 three-year average median level of assessments of 33.32%.

In support of the subject's assessment, the board of review submitted a letter addressing the appeal and information on four comparable sales located from .25 to .80 of a mile from the subject property. The comparables consist of split-level style dwellings of wood siding exterior construction that were built from 1971 to 1987. The comparables have lower-levels that are partially finished. Other features had varying degrees of similarity when compared to the subject. The dwellings range in size from 1,080 to 1,200 square feet of above grade living area and have sites that range in size from 10,010 to 12,628 square feet of land area. The comparables sold from August 2012 to September 2014 for prices ranging from \$145,000 to \$198,250 or from \$134.26 to \$165.21 per square foot of above grade living area including land. Based on this evidence, the board of review requested confirmation of the subject's 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 no reduction in the subject's assessment is warranted.

The record contains seven suggested comparable sales for the Board's consideration. The Board gave less weight to comparable #3 submitted by the appellant due to its newer age when compared to the subject. The Board gave less weight to comparables #3 and #4 submitted by the board of review. Comparable #3 is newer on age than the subject and comparable #4 sold in 2012, which is dated and less indicative of market value as of the subject's January 1, 2014 assessment date. The Board finds the remaining four comparable sales are more similar when compared to the subject in location, land area, design, age, dwelling size and features. These comparables sold from August 2013 to September 2014 for prices ranging from \$109,000 to \$198,250 or from \$93.64 to \$165.21 per square foot of above grade living area including land. The subject's assessment reflects an estimated market value of \$145,087 or \$124.65 per square foot of above grade living area including land, which falls within the range established by the most similar comparable sales contained in this record. After considering adjustments to the comparables for any differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. Therefore, 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



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: October 21, 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.