



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

APPELLANT: Gina Lansky
DOCKET NO.: 15-01497.001-R-1
PARCEL NO.: 15-33-404-083

The parties of record before the Property Tax Appeal Board are Gina Lansky, the appellant; 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: \$25,565
IMPR.: \$41,628
TOTAL: \$67,193

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 2015 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 one-half of a 2-story duplex dwelling of frame construction containing 1,365 square feet of living area¹. The dwelling was constructed in 1984 on a slab foundation. Features of the home include central air conditioning, a fireplace and an attached 420 square foot garage. The property has a 6,270 square foot site and is located in Buffalo Grove, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal prepared by Dmitriy Fleyshov estimating the subject property had a market value of \$185,000 or \$135.53 per square foot of living area as of January 1, 2015. The appraiser analyzed four comparables that sold from December 2013 through December 2014 for prices ranging from \$163,500 to \$215,000 or from \$113.92 to \$161.17 per square foot of

¹ Both the appellant, in Section III of the appeal, and the Lake County Board of Review claim the dwelling contains 1,365 square feet of living area. The appraiser indicated the dwelling contains 1,348 square feet of living area.

living area including land. These comparables are described as 1 or 2-story² frame duplexes or townhouses ranging in age from 26 to 39 years of age. They range in size from 1,334 to 1,624 square feet of living area and are located a distance of .23 to .47 miles from the subject. Three of the comparables feature basements with finished areas. Two of the sales were short sales. After adjusting for differences with the subject in sale date, site size, living area, finished basements and other dissimilarities, the comparables' adjusted sale prices ranged from \$167,500 to \$206,866. The appraiser also developed the cost approach which valued the property at \$184,900. In reconciliation, the appraiser gave more weight to the sales comparison approach since it is "most reflective of buyer/seller expectations."

Based on this evidence, the appellant requested the total assessment be reduced to \$61,661 or a market value of approximately \$185,000 or \$135.53 per square foot of living area including land at the statutory level of assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject property of \$67,193. The subject's assessment reflects a market value of \$202,511 or \$148.36 per square foot of living area, land included, when using the 2015 three-year average median level of assessment for Lake County of 33.18% as determined by the Illinois Department of Revenue.

With respect to the appellant's evidence, the board of review takes issue with the dated sale of comparable #1, the short sale status of comparables #1 and #2, and the proximity to the subject of comparables #2, #3 and #4.

In support of the subject's assessment, the board of review submitted information on four comparable sales. These comparables are described as 2-story frame duplexes built in 1984. They contain either 1,320 or 1,365 square feet of living area and are located in the same subdivision and within .23 miles of the subject. None of the comparables feature basements. These comparables sold from February 2015 through April 2016 for prices ranging from \$222,000 to \$269,900 or from \$164.84 to \$197.73 per square foot of 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 a reduction in the subject's assessment is not warranted.

The appellant submitted an appraisal estimating the property had a market value of \$185,000 or \$135.53 per square foot of living area as of January 1, 2015. The Board gave little weight to the appraisal report based on dissimilarities between the subject and the comparables. Comparable

² Based on the MLS Listing Sheets submitted by the board of review for the appraisal comparables.

#1 was sold in 2013, not proximate in time to the subject's assessment date of January 1, 2015. Comparable #2 was on a smaller site than the subject and contained a dwelling that was significantly larger than the subject. Comparables #3 and #4 were one-story dwellings. Comparables #2, #3 and #4 were townhomes rather than duplexes, were located in a different development than the subject, and featured finished basements as compared to the subject's slab foundation.

The Board finds the best evidence of market value in the record to be board of review comparables #1, #2 and #3. These comparables were most similar to the subject in location, style, dwelling size, site size, age, foundation type and exterior construction. They sold from February 2015 through December 2015 for prices ranging from \$222,000 to \$269,900 or from \$168.18 to \$197.73 per square foot of living area including land. The subject's assessment reflects a market value of \$202,511 or \$148.36 per square foot of living area, land included, which is below the range established by these most similar comparables on both a total market value basis as well as a per square foot basis. Based on this evidence, the Board finds no reduction in the subject's assessment based on overvaluation 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. Pursuant to Section 1910.50(b) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(b)) 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



Acting 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: February 20, 2018



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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Gina Lansky
20939 North Dogwood Street
Deerfield, IL 60015

COUNTY

Lake County Board of Review
18 North County Street
7th Floor
Waukegan, IL 60085