



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

APPELLANT: Marta Gavrialov
DOCKET NO.: 15-01779.001-R-1
PARCEL NO.: 05-01-403-004

The parties of record before the Property Tax Appeal Board are Marta Gavrialov, the appellant, by attorney Gregory Riggs 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: \$7,330
IMPR.: \$53,189
TOTAL: \$60,519

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 is improved with a two-story single family dwelling of frame construction with 2,000 square feet of living area. The dwelling was constructed in 2006. Features of the home include an unfinished basement, central air conditioning and a two-car attached garage with 484 square feet of building area. The property has a 5,550 square foot site and is located in Lake Villa, Lake Villa Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales improved with two-story dwellings that ranged in size from 1,750 to 2,224 square feet of living area. The dwellings were constructed in 2002 and 2004. Each comparable has a basement with three being finished, three comparables have central air conditioning, one comparable has a fireplace and each comparable has an attached garage with either 400 or 440 square feet of building area. These properties have

sites ranging in size from 5,227 to 10,454 square feet of land area and were reported to be located from 1.66 to 3.34 miles from the subject property. The appellant's grid analysis also indicated that sales #3 and #4 were foreclosures. The sales occurred from February 2015 to June 2015 for prices ranging from \$135,000 to \$176,250 or from \$77.14 to \$91.80 per square foot of living area, including land. Based on this evidence the appellant requested the subject's assessment be reduced to \$54,994.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$60,519. The subject's assessment reflects a market value of \$182,396 or \$91.20 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.

In support of its contention of the correct assessment the board of review submitted information on five comparable sales located in Lake Villa that are improved with two-story or part two-story and part one-story dwellings that ranged in size from 1,560 to 2,487 square feet of living area. The dwellings were constructed from 1970 to 2006. Each comparable has a basement with three being partially finished, central air conditioning and a garage ranging in size from 400 to 1,080 square feet of building area. Four of the comparables have a fireplace. These properties have sites ranging in size from 6,514 to 9,996 square feet of land area and are located from .29 to 1.116 miles from the subject property. The sales occurred from September 2013 to October 2015 for prices ranging from \$175,000 to \$271,000 or from \$89.26 to \$128.44 per square foot of living area, including land.

In rebuttal the board of review asserted that the subject property is located in close proximity to Fox Lake with lake rights having use of a neighborhood beach and boat ramp. The board of review asserted none of the appellant's comparables are located near a lake and have none of these amenities. The board of review also stated that two of the appellant's sales were foreclosure properties purchased through on-line bidding and all are located in Round Lake Heights.

Based on this evidence the board of review requested the subject's assessment be sustained.

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 Board finds the best evidence of market value to be board of review comparable sales #1 through #4. These comparables were most similar to the subject in location and relatively similar to the subject in style and features with the exception each was slightly larger than the subject dwelling, each comparable had a fireplace while the subject had no fireplace and three comparables had finished basement area. These properties sold for prices ranging from

\$222,000 to \$271,000 or from \$89.26 to \$128.44 per square foot of living area, including land. The subject's assessment reflects a market value of \$182,396 or \$91.20 per square foot of living area, including land, which is below the overall price range but within the range established by the best comparable sales in this record on a square foot basis. After considering the differences in features of these comparables with the subject property, the Board finds the subject's assessment is well supported. The Board gave less weight to board of review sale #5 due to differences from the subject in age. The Board gave less weight to the appellant's comparables due to differences from the subject property in location. 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



Acting 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: _____

April 21, 2017



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.