



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

APPELLANT: Vytautas Bickus  
DOCKET NO.: 16-03197.001-R-1  
PARCEL NO.: 15-06-305-013

The parties of record before the Property Tax Appeal Board are Vytautas Bickus, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Lake Forest; 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:** \$38,888  
**IMPR.:** \$224,419  
**TOTAL:** \$263,307

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 2016 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 brick exterior construction with 4,342 square feet of living area. The dwelling was constructed in 2013. Features of the home include a full basement with finished area, central air conditioning, two fireplaces and a 767 square foot attached garage. The property has a 13,291 square foot site and is located in Long Grove, Vernon Township, Lake County.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted information on five comparable sales located from .04 to .42 of a mile from the subject property. The comparables are described as two-story dwellings of brick exterior construction that range in size from 4,020 to 4,534 square feet of living area. The dwellings were constructed from 2006 to 2013. The comparables have basements, three of which have finished areas. Additional features of the homes include central air conditioning, two or three fireplaces and a

garage that ranges in size from 657 to 880 square feet of building area. The comparables have sites ranging in size from 12,460 to 17,912 square feet of land area. The comparables sold from June 2014 to December 2015 for prices ranging from \$605,700 to \$770,000 or from \$149.26 to \$176.63 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's total assessment to \$246,022 which would reflect a market value of approximately \$738,066 or \$169.98 per square foot of living area, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$263,307. The subject's assessment reflects a market value of \$794,050 or \$182.88 per square foot of living area, land included, when using the 2016 three year average median level of assessment for Lake County of 33.16% as determined by the Illinois Department of Revenue.

In support of the subject's assessment, the board of review submitted information on three comparable sales located from .236 to .408 of a mile from the subject property, one of which was used by the appellant. The comparables are improved with two-story dwellings of brick, frame or dryvit exterior construction that range in size from 4,300 to 4,534 square feet of living area. The dwellings were constructed in 2006 or 2007. The comparables have basements with finished areas. Additional features of the homes include central air conditioning, two to four fireplaces and a garage that ranges in size from 737 to 936 square feet of building area. The comparables have sites ranging in size from 12,460 to 14,876 square feet of land area. The comparables sold from June 2015 to February 2017 for prices ranging from \$770,000 to \$875,000 or from \$169.83 to \$203.49 per square foot of living area, including land. Based on this evidence, the board of review requested that the subject property's assessment be confirmed.

### **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 parties submitted eight suggested comparable sales for consideration, with one common property submitted by both parties. The Board gave less weight to the appellant's comparable #1 due to its inferior unfinished basement. The Board also gave less weight to appellant's comparables #3 and #5 due to their sales occurring in June 2014 and August 2014 which are dated and less indicative of market value as of the January 1, 2016 assessment date. The Board also gave less weight to board of review comparable #3 based on the sale occurring in February 2017 which is 14 months after the January 1, 2016 assessment date and less indicative of market value.

The Board finds the best evidence of market value to be appellant's comparable #2 and appellant's comparable #4/board of review comparable #1 along with board of review comparable #2. These comparables are most similar to the subject in location, design, dwelling size and features. They sold for prices ranging from \$675,000 to \$870,000 and from \$162.77 to

\$197.68 per square foot of living area, including land. The subject's assessment reflects a market value of \$794,050 or \$182.88 per square foot of living area, including land, which falls within the range established by the most similar comparable sales in this record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. Based on this record, the Board finds the appellant did not demonstrate by a preponderance of the evidence that the subject was overvalued and no reduction 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(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) 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



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: January 15, 2019



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

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