



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

APPELLANT: John Vuckovich
DOCKET NO.: 16-03394.001-R-1
PARCEL NO.: 16-28-214-023

The parties of record before the Property Tax Appeal Board are John Vuckovich, 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: \$57,589
IMPR.: \$106,563
TOTAL: \$164,152

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 one-story dwelling of brick exterior construction with 1,954 square feet of living area. The dwelling was constructed in 1956. Features of the home include a partial basement with finished area, central air conditioning, two fireplaces, a 900 square foot garage and a 300 square foot inground swimming pool. The property is located in Deerfield, West Deerfield 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 .56 of a mile of the subject property. The comparables are described as one-story dwellings of brick exterior construction ranging in size from 1,617 to 2,208 square feet of living area. The dwellings were constructed in either 1956 or 1963. The comparables each have a partial basement with finished area, central air conditioning, one or two fireplaces and a garage ranging in size from 264 to 460

square feet of building area. The comparables sold from July to December 2015 for prices ranging from \$356,000 to \$431,000 or from \$195.20 to \$220.16 per square foot of living area, including land. The appellant also submitted a map that depicts the subject property being located next door to a pumping station and argued that a negative influence factor should be applied. Based on this evidence, the appellant requested a reduction in the subject's total assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$164,152. The subject's assessment reflects a market value of \$495,030 or \$253.34 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 within .56 of a mile of the subject property, one of which was submitted by the appellant. The board of review comparable #1 is the same property as appellant's comparable #3. The comparables are described as one-story dwellings of brick exterior construction ranging in size from 1,617 to 1,990 square feet of living area. The dwellings were constructed from 1952 to 1959. The comparables have partial basements, with two having finished area. Features of each comparable include central air conditioning, one fireplace and a garage with either 460 or 546 square feet of building area. The comparables sold from June 2015 to June 2016 for prices ranging from \$356,000 to \$530,000 or from \$220.16 to \$266.33 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.

As initial matter, the Board finds the appellant failed to provide any corroborating evidence to support the argument that a negative influence factor should be applied to the subject's assessment based on the subject property being located next door to a pumping station.

The Board finds the parties submitted five comparable sales for consideration. The Board gave reduced weight to the parties' common comparable along with appellant's comparable #3 based on their dissimilar dwelling sizes when compared to the subject.

The Board finds the best evidence of market value for the subject property to be appellant's comparable #2 and board of review comparables #2 and #3 that are more similar in dwelling size to the subject. These three comparables are also similar to the subject in location, design, age and most features though all have considerably smaller garages and lack an inground swimming

pool. The comparables sold from June 2015 to June 2016 for prices ranging from \$392,500 to \$530,000 or from \$203.47 to \$266.33 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$495,030 or \$253.34 per square foot of living area, including land which falls within the range established by the most similar comparable sales in the record. After considering any necessary 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 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. 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: September 17, 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

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

APPELLANT

John Vuckovich, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
13975 W. Polo Trail Drive
#201
Lake Forest, IL 60045

COUNTY

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