



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

APPELLANT: Russell Cernivec  
DOCKET NO.: 16-03438.001-R-1  
PARCEL NO.: 13-09-403-009

The parties of record before the Property Tax Appeal Board are Russell Cernivec, 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:** \$45,250  
**IMPR.:** \$119,843  
**TOTAL:** \$165,093

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 frame exterior construction with 3,178 square feet of living area. The dwelling was constructed in 1989. Features of the home include a full basement with finished area, central air conditioning, a fireplace and an 891 square foot three-car attached garage. The property has a 50,334 square foot site and is located in Lake Barrington, Cuba Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted an appraisal with an effective date of November 11, 2014 prepared by Laura C. Ronchi, a Certified Residential Real Estate Appraiser. The property rights appraised were fee simple and an appraisal was prepared for a home equity line of credit. In estimating the market value of the subject property, the appraiser developed the sales comparison approach to value. Using the sales comparison approach, the appraiser considered six comparable properties with

varying degrees of similarity to the subject. Four of the comparables sold from March to August 2014 for prices ranging from \$359,900 to \$470,000 or from \$126.24 to \$246.98 per square foot of living area, land included. Two of the comparables were listed for \$500,000 and \$519,000 or \$144.89 and 248.56 per square foot of living area, including land. After applying adjustments to the comparables for differences when compared to the subject, the appraiser estimated the subject property had a market value of \$455,000 as of November 11, 2014. 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 \$165,093. The subject's assessment reflects a market value of \$497,868 or \$156.66 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 response to the appellant's evidence, the board of review submitted a memorandum noting that the appellant's appraisal has an effective date of November 11, 2014 and utilized sales from 2014 that sold 16 to 21 months prior to the January 1, 2016 assessment date.

In support of its contention of the correct assessment, the board of review submitted information on three comparable sales. The comparables are improved with one-story dwellings of frame brick exterior construction ranging in size from 2,088 to 3,520 square feet of living area. The dwellings were constructed from 1971 to 1978. The comparables have a basement with finished area, central air conditioning, one or two fireplaces and a garage ranging in size from 600 to 1,232 square feet of building area. The comparables have sites ranging in size from 42,212 to 54,950 square feet of land area. The comparables sold from February 2015 to March 2016 for prices ranging from \$490,000 to \$595,000 or from \$169.03 to \$235.87 per square foot of living area, land included. 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 Board gives the appraisal submitted by the appellant little weight based on the value conclusion dated November 11, 2014 and the 2014 sales utilized in the appraisal which are dated and less likely to be indicative of market value as of the January 1, 2016 assessment date.

The Board finds the best evidence of market value to be the board of review comparable sales that sold more proximate in time to the January 1, 2016 assessment date than the sales utilized in the appellant's appraisal. These properties have varying degrees of similarity to the subject and sold for prices ranging from \$490,000 to \$595,000 or from \$169.03 to \$235.87 per square foot of living area, land included. The subject's assessment reflects a market value of \$497,868 or

\$156.66 per square foot of living area, including land, which falls within the range established by the best comparable sales in the 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. 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. 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.

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Chairman



\_\_\_\_\_  
Member

\_\_\_\_\_  
Member



\_\_\_\_\_  
Member

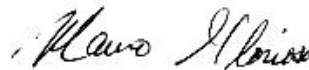
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Member

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: August 20, 2019



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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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COUNTY

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Lake County Courthouse  
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