



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

APPELLANT: Robert Romanchek
DOCKET NO.: 16-03450.001-R-2
PARCEL NO.: 12-30-100-004

The parties of record before the Property Tax Appeal Board are Robert Romanchek, 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: \$284,089
IMPR.: \$420,259
TOTAL: \$704,348

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 2.25-story brick and frame dwelling containing 6,629 square feet of living area¹. The dwelling was constructed in 1930 and features a basement with finished area, central air conditioning, four fireplaces, a three-car garage, a one-car garage, a carport and a barn with finished area². The property has a 4.37 acre site and is located in Lake Forest, Shields Township, Lake County.

¹ The appellant, in the appraisal, reports the dwelling contains 7,117 square feet of living area and submitted a schematic diagram and photographic evidence to support the claim. The board of review reported the dwelling contains 6,629 square feet of living area and reports the 3rd floor/attic is not fully finished. In this analysis, the Board will use the dwelling size of 6,629 square feet of living area.

² Per appraiser's photographic evidence. Although the barn, according to the property record card, contains finished area, it has no plumbing and is not included in the square footage of living area reported by the county on the grid analysis.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal prepared by Richard McNamara estimating the subject property, which includes two parcels³, had a market value of \$1,800,000 or \$271.53 per square foot of living area⁴, as of October 24, 2014 using the sales comparison approach to value. Based on this evidence, the appellant requested the subject's assessment be reduced to \$555,534.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$704,348. The subject's assessment reflects a market value of \$2,124,089 or \$320.42 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 regard to the appellant's evidence, the board of review asserted that the appraisal was completed for lending purposes and has an effective date of October 24, 2014. Furthermore, the sales sold in 2013 and 2014, approximately 17 to 34 months prior to the assessment date of January 1, 2016.

In support of its contention of the correct assessment the board of review submitted information on five comparable sales along with Multiple Listing Service sheets (MLS) and property record cards. The comparables have varying degrees of similarity when compared to the subject in location, design, age, dwelling size and features. The comparables sold from November 2014 to August 2016 for prices ranging from \$2,230,000 to \$2,750,000 or from \$361.98 to \$458.66 per square foot of living area, land included. Based on the 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 no weight based on the value conclusion dated October 24, 2014 and the sales occurred from October 2013 through July 2014, which are dated and less indicative of fair market value as of the January 1, 2016 assessment date. The Board gave less weight to the board of review comparable #1. This comparable sold in November 2014, which is more remote to the January 1, 2016 assessment date. The Board finds the best evidence of market value to be the board of review comparable sales #2 and #3. These comparables sold more proximate in time to the January 1, 2016 assessment date and have varying degrees of similarity to the subject in dwelling size, age, design and other features. The

³ The appraisal is for parcels 12-30-100-004 and 12-30-100-005. The appellant's appeal is only for parcel 12-30-100-004 which contains 4.37 acres of land plus improvements. The appellant did not appeal parcel 12-30-100-005 which contains 1.5 acres of land and no improvements.

⁴ This is based on a dwelling size of 6,629 square feet of living area.

board of review comparable sales sold for prices of \$2,700,000 and \$2,750,000 or \$361.98 and \$416.79 per square foot of living area, including land. The subject's assessment reflects a market value of \$2,124,089 or \$320.42 per square foot of living area, including land, which is below 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.



Chairman



Member



Member



Member



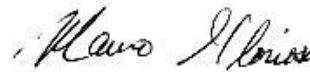
Member

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: July 21, 2020



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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