



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

APPELLANT: Gennadi Shurovetski
DOCKET NO.: 16-03752.001-R-1
PARCEL NO.: 09-24-201-026

The parties of record before the Property Tax Appeal Board are Gennadi Shurovetski, 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: \$24,058
IMPR.: \$69,266
TOTAL: \$93,324

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 vinyl siding exterior construction with 2,756 square feet of living area. The dwelling was constructed in 2003. Features of the home include a full unfinished basement, central air conditioning, a fireplace and an attached 580 square foot garage. The property has a 10,367 square foot site and is located in Wauconda, Wauconda Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on six comparable sales located within 2.54-miles of the subject property. The comparable parcels range in size from 8,550 to 13,377 square feet of land area. The parcels have each been improved with two-story dwellings of vinyl siding exterior construction. The homes were built between 1999 and 2004. The dwellings range in size from 2,285 to 3,124 square feet of living area and feature basements, two of which have finished

areas. Each home has central air conditioning and a garage ranging in size from 420 to 600 square feet of building area. Four of the comparables each have one or two fireplaces. The comparables sold between December 2014 and April 2015 for prices ranging from \$245,000 to \$300,000 or from \$79.07 to \$107.22 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$93,324. The subject's assessment reflects a market value of \$281,435 or \$102.12 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 its contention of the correct assessment the board of review submitted information on four comparable sales located within .68 of a mile of the subject and where comparables #1 and #2 are in the subject's subdivision. Additionally, board of review comparable #2 is the same property as appellant's comparable #5. The comparable parcels range in size from 9,997 to 10,245 square feet of land area. The parcels have each been improved with two-story dwellings of vinyl siding exterior construction. The homes were built in 2003 or 2004. The dwellings range in size from 2,550 to 2,984 square feet of living area and feature full basements, one of which has finished area. Each home has central air conditioning, one or two fireplaces and a garage of either 600 or 640 square feet of building area. The comparables sold between April 2014 and December 2016 for prices ranging from \$295,000 to \$305,000 or from \$100.54 to \$115.69 per square foot of living area, including land.

Based on this evidence, the board of review requested confirmation of the subject's estimated market value as reflected by its 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 parties submitted a total of nine comparable properties to support their respective positions before the Property Tax Appeal Board, with one common property presented by both parties. The Board has given reduced weight to the sales that occurred in 2014, a date less proximate in time to the valuation date at issue of January 1, 2016 and thus less likely to be indicative of the subject's estimated market value. Thus, the Board has given reduced weight to appellant's comparable #5/board of review comparable #2 along with board of review comparable #4. The Board has also given reduced weight to appellant's comparable #6 due to its substantially smaller dwelling size when compared to the subject.

The Board finds the best evidence of market value to be appellant's comparable sales #1 through #4 along with board of review comparable sales #1 and #3. These most similar comparables sold between March 2015 and December 2016 for prices ranging from \$245,000 to \$300,000 or from \$79.07 to \$115.69 per square foot of living area, including land. The subject's assessment reflects a market value of \$281,435 or \$102.12 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. After considering adjustments and the differences in both parties' suggested comparables when compared to the subject property, 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. 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: November 19, 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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