



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

APPELLANT: John Dargis  
DOCKET NO.: 16-03842.001-R-1  
PARCEL NO.: 11-02-205-001

The parties of record before the Property Tax Appeal Board are John Dargis, 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:** \$52,410  
**IMPR.:** \$103,234  
**TOTAL:** \$155,644

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 with 2,715 square feet of living area. The dwelling was constructed in 1999. Features of the home include wood siding, an unfinished basement, central air conditioning, one fireplace and a two-car attached garage. The property has a 13,250 square foot site and is located in Waukegan, Libertyville 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 improved with two-story dwellings ranging in size from 2,715 to 3,128 square feet of living area. The dwellings were built in 1998 and 1999. Each comparable has wood siding, an unfinished basement, central air conditioning, one fireplace and an attached garage ranging in size from 427 to 630 square feet of building area. The properties have sites ranging in size from 9,927 to 13,423 square feet of land area and are located in the subject's neighborhood. The sales occurred from February 2015 to April 2016 for

prices ranging from \$410,000 to \$505,000 or from \$132.77 to \$174.33 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$145,690.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$155,644. The subject's assessment reflects a market value of \$469,373 or \$172.88 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 its contention of the correct assessment the board of review submitted information on three comparable sales, two of which were submitted by the appellant. The additional comparable, board of review comparable #2, is improved with a two-story dwelling with wood siding containing 2,805 square feet of living area. The dwelling was constructed in 1997. Features include an unfinished basement, one fireplace and a 427 square foot attached garage. This property is located in the subject's subdivision and has an 11,069 square foot site. This property sold in August 2016 for a price of \$475,000 or \$169.34 per square foot of living area.

The board of review also submitted evidence disclosing the subject property sold in July 2017 for a price of \$470,000 or \$173.11 per square foot of living area, including land.

The board requested the subject's assessment be sustained.

### **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 record contains seven comparables submitted by the parties to support their respective positions with two common sales. Each of these comparables is similar to the subject in location, age, size, style and features. These comparables sold for prices ranging from \$410,000 to \$505,000 or from \$132.77 to \$174.93 per square foot of living area, including land. Additionally, the record disclosed the subject property sold subsequent to the assessment date in July 2017 for a price of \$470,000 or \$173.11 per square foot of living area, including land. The subject's assessment reflects a market value of \$469,373 or \$172.88 per square foot of living area, including land, which is within the range established by the comparable sales and slightly below the subject's 2017 purchase price. Based on this evidence the Board finds the subject's assessment is reflective of the property's market value and 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.

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Chairman



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Member



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Member



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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: November 19, 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

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

APPELLANT

John Dargis, 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