



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

APPELLANT: Phil Lorenc  
DOCKET NO.: 17-01818.001-C-1  
PARCEL NO.: 08-16-102-006

The parties of record before the Property Tax Appeal Board are Phil Lorenc, 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:** \$8,010  
**IMPR.:** \$76,702  
**TOTAL:** \$84,712

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 2017 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-story, six-unit apartment building of brick exterior construction with 4,832 square feet of building area. The building was constructed in 1960. The property has a 5,823 square foot site and is located in Waukegan, Waukegan Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales located in Waukegan. The comparables have sites ranging in size from 7,633 to 10,960 square feet of land area and consist of 2-story or 2.5-story apartment buildings of brick siding exterior construction.<sup>1</sup> One building was described as being 36-50 years old, while the remaining three buildings were described as

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<sup>1</sup> Counsel for the appellant submitted Multiple Listing Service (MLS) sheets associated with the sale of each comparable which provided additional descriptive details of each property.

being older in age. The buildings range in size from 3,540 to 5,226 square feet of building area with each building containing six apartment units. The comparables sold in January and February 2016 for prices ranging from \$122,500 to \$260,000 or from \$20,417 to \$43,333 per apartment unit or from \$33.14 to \$66.38 per square foot of building 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 \$84,712. The subject's assessment reflects a market value of \$255,541 or \$42,590 per apartment unit or \$52.89 per square foot of building area, land included, when using the 2017 three-year average median level of assessment for Lake County of 33.15% 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 located in Waukegan and from 1.95 to 2.54 miles from the subject property. The comparables have sites ranging in size from 10,823 to 20,453 square feet of land area and consist of a 1-story four-unit apartment building, a 2-story six-unit apartment building and a 3.1-story five-unit apartment building of brick exterior construction that were built in either 1960 or 1967. The buildings range in size from 3,848 to 5,880 square feet of building area. The comparables sold from February 2015 to March 2017 for prices ranging from \$180,000 to \$340,000 or from \$45,000 to \$56,666 per apartment unit or from \$46.78 to \$58.30 per square foot of building area, including land. The board of review provided property record cards of the subject and each comparable, along with a Zillow.com printout which disclosed one of the apartments located in the subject building was listed for rent on September 12, 2017 for a price of \$1,075 per month. 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 parties submitted seven suggest comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given little weight to the appellant's comparables as comparables #1 and #2 due to their smaller building sizes when compared to the subject. The Board also gave less weight to board of review comparables #1 and #3 which differ from the subject in that they have either a four-unit or a five-unit apartment building, unlike the subject's six-unit apartment building and their sales occurred in February and September 2015 which are dated and less likely to be indicative of the subject's market value as of the January 1, 2017 assessment date.

The Board finds the best evidence of market value to be the appellant's comparables #3 and #4, along with board of review comparable #2. These three comparables are similar to the subject in building size and design. They sold in January 2016 and March 2017 for prices ranging from

\$240,000 to \$340,000 or from \$40,000 to \$56,666 per apartment unit or from \$45.92 to \$57.82 per square foot of building area, including land. The subject's assessment reflects a market value of \$255,541 or \$42,590 per apartment unit or \$52.89 per square foot of building area, land included, 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 estimated market value as reflected by the assessment is supported and no reduction in the subject's assessment is warranted. Based on this evidence, 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: June 16, 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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COUNTY

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