



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

APPELLANT: Darius Margis
DOCKET NO.: 17-02378.001-R-1
PARCEL NO.: 15-14-403-008

The parties of record before the Property Tax Appeal Board are Darius Margis, 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: \$42,029
IMPR.: \$88,715
TOTAL: \$130,744

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 tri-level single-family dwelling of brick exterior construction with 1,779 square feet of living area. The dwelling was constructed in 1971. Features of the home include a finished lower level of 729 square feet, central air conditioning, a fireplace and an attached 567 square foot garage. The property has a 20,473 square foot site and is located in Lincolnshire, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on three comparable sales located from .17 of a mile to 1.73-miles from the subject property. Two of the comparables and the subject share the same neighborhood code as assigned by the assessor. The comparables consist of tri-level dwellings of brick or wood siding exterior construction which were built in 1957 or 1966 with the oldest dwelling having a reported effective age of 1973. The homes range in size from 1,556 to 1,900

square feet of living area. Features of the homes include a basement with finished area for comparable #2 and finished lower levels for each of the comparables. Two of the homes have central air conditioning and each dwelling has one or two fireplaces along with an attached garage ranging in size from 506 to 968 square feet of building area. The comparables sold from September 2015 to April 2017 for prices ranging from \$309,000 to \$503,500 or from \$162.63 to \$284.79 per square foot of living area, including land.

Based on this evidence, the appellant requested a total assessment of \$118,588 which would reflect a market value of \$355,800 or \$200.00 per square foot of living area, including land, at the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$130,744. The subject's assessment reflects a market value of \$394,401 or \$221.70 per square foot of living 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 four comparable sales where comparable #1 is the same property as appellant's comparable #1. The properties are located from .168 of a mile to 1.599-miles from the subject and two of the comparables and the subject share the same neighborhood code as assigned by the assessor. The comparables consist of a split-level and three, tri-level dwellings of brick or wood siding exterior construction which were built between 1965 and 1969. The homes range in size from 1,534 to 2,016 square feet of living area. Features of the homes include a basement with finished area for comparable #2 and finished lower levels for each of the comparables as depicted in the property record cards provided with the evidence by the board of review. Each home has central air conditioning, one or two fireplaces and a garage ranging in size from 520 to 621 square feet of building area. The comparables sold from January 2017 to April 2018 for prices ranging from \$325,000 to \$640,000 or from \$208.87 to \$368.00 per square foot of living area, including land.

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 a total of six comparable sales, with one common property, to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparable #3 and board of review comparables #3 and #4 as each of these properties are more than a mile distant from the subject property.

The Board finds the best evidence of market value to be appellant's comparable sales #1 and #2 along with board of review comparable sales #1 and #2, where there is one common property presented by both parties. These three comparables are similar to the subject in location, design, age, size and/or most features. These most similar comparables sold from September 2015 to August 2017 for prices ranging from \$325,000 to \$527,500 or from \$208.87 to \$343.87 per square foot of living area, including land. The subject's assessment reflects a market value of \$394,401 or \$221.70 per square foot of living area, including land, which is within the range established by the best comparable sales in this record and is particularly well-supported by the common comparable when giving due consideration to differences in age and/or dwelling size when compared to the subject. 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: May 26, 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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