



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

APPELLANT: Alexander Moskovic
DOCKET NO.: 17-02380.001-R-1
PARCEL NO.: 15-06-403-008

The parties of record before the Property Tax Appeal Board are Alexander Moskovic, 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: \$ 27,234
IMPR.: \$103,420
TOTAL: \$130,654

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 two-story dwelling of wood siding exterior with 2,677 square feet of living area. The dwelling was constructed in 1989. Features of the home include a partial basement with 509 square feet of finished area, central air conditioning, a fireplace and an attached 420 square foot garage. The property has a 7,524 square foot site and is located in Vernon Hills, Vernon 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 .53 of a mile of the subject property and within the same neighborhood code assigned by the assessor as the subject property. The parcels range in size from 7,524 to 12,025 square feet of land area and are improved with two-story dwellings of wood siding exterior. The homes were built between 1989 and 1993. The dwellings range in size from 2,511 to 2,678 square feet of living area. Each

comparable has a full or partial basement, three of which have finished areas ranging in size from 198 to 970 square feet. Each dwelling has central air conditioning and a garage ranging in size from 400 to 497 square feet of building area. Four of the comparables each have a fireplace. The properties sold between March 2016 and May 2017 for prices ranging from \$325,000 to \$388,000 or from \$124.47 to \$145.86 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduced total assessment that would reflect a market value of approximately \$382,811 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 \$130,654. The subject's assessment reflects a market value of \$394,130 or \$147.23 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 located within .706 of a mile of the subject property and within the same neighborhood code assigned by the assessor as the subject property. The parcels range in size from 9,474 to 15,554 square feet of land area and are improved with two-story dwellings of wood siding exterior. The homes were built between 1989 and 1993. The dwellings range in size from 2,474 to 2,571 square feet of living area. Each comparable has a basement with finished areas ranging in size from 477 to 960 square feet. Each dwelling has central air conditioning and a garage ranging in size from 400 to 484 square feet of building area. Comparable #1 also has a fireplace. The properties sold, with comparable #1 selling twice, between January 2016 and March 2018 for prices ranging from \$375,000 to \$425,000 or from \$151.58 to \$171.79 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 ten comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #4, #5 and #6 due to the lack of basement finish in these dwellings as compared to the subject's partially finished basement. The Board has also given reduced weight to board of review comparable #4 due its much smaller basement area when compared to the subject.

The Board finds the best evidence of market value to be appellant's comparable sales #1, #2 and #3 along with board of review comparable sales #1, #2 and #3. Each comparable is similar to the subject in location, design, exterior construction and foundation type. The comparables have

varying degrees of similarity to the subject in lot size, age, size of finished basement area and/or other features. These six most similar comparables sold between January 2016 and March 2018 for prices ranging from \$325,000 to \$425,000 or from \$124.47 to \$171.79 per square foot of living area, including land. If the high and low sales prices are removed from this range, the sales range from \$359,900 to \$420,000. The subject's assessment reflects a market value of \$394,130 or \$147.23 per square foot of living area, including land, which is within the range established by the best six comparable sales in this record and well-within the range of the sales after removal of the high and low sales. After considering adjustments to the comparables for differences, the Board finds the appellant did not establish overvaluation by a preponderance of the evidence 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.



Chairman



Member



Member



Member



Member

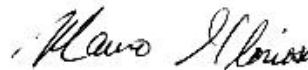
DISSENTING: _____

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:

April 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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