



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

APPELLANT: Mark Novakovsky  
DOCKET NO.: 17-02385.001-R-1  
PARCEL NO.: 15-07-208-006

The parties of record before the Property Tax Appeal Board are Mark Novakovsky, 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 **a reduction** 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:** \$32,899  
**IMPR.:** \$100,684  
**TOTAL:** \$133,583

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 construction with 2,611 square feet of living area. The dwelling was constructed in 1989. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 420 square foot garage. The property has a 12,301 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 twelve comparable sales located within .59 of a mile from the subject and each property shares the same neighborhood code with the subject as assigned by the assessor. The comparables consist of two-story dwellings of wood siding exterior construction that range in size from 2,571 to 2,678 square feet of living area. The dwellings were constructed from 1989 to 1993. Each comparable has a full or partial basement, five of

which have finished areas. The homes feature central air conditioning and a garage of either 420 or 497 square feet of building area. Seven of the homes each have a fireplace. The comparables have sites ranging in size from 7,524 to 13,999 square feet of land area. Comparable #10 features a gazebo and comparable #11 has a 410 square foot in-ground swimming pool. The comparables sold from February 2016 to May 2017 for prices ranging from \$325,000 to \$432,000 or from \$124.47 to \$161.31 per square foot of living area, including land.

Based on this evidence, the appellant requested an assessment reduction to \$133,583 which would reflect a market value of \$400,789 or \$153.50 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 \$138,435. The subject's assessment reflects a market value of \$417,602 or \$159.94 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 .469 of a mile from the subject and each property shares the same neighborhood code with the subject as assigned by the assessor. The comparables consist of two-story dwellings of wood siding exterior construction that range in size from 2,396 to 2,611 square feet of living area. The dwellings were constructed from 1989 to 1993. Each comparable has a partially finished basement, central air conditioning and a garage ranging in size from 400 to 448 square feet of building area. Two of the homes each feature a fireplace. The comparables have sites ranging in size from 8,947 to 12,348 square feet of land area. The comparables sold from February 2016 to May 2017 for prices ranging from \$402,500 to \$475,000 or from \$167.99 to \$181.92 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted a total of sixteen comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to each comparable with a finished basement which is a superior feature when compared to the subject's unfinished basement; the comparables given reduced weight are appellant's comparables #1, #2, #6, #9, #12 and each of the board of review comparables. The Board has also given reduced weight to appellant's comparables #10 and #11 due to their additional gazebo and pool features which are not features of the subject property.

The Board finds the best evidence of market value to be appellant's comparable sales #3, #4, #5, #7 and #8. The comparables are similar to the subject in location, age, design, exterior construction, dwelling size and most features. These most similar comparables sold from June 2016 to May 2017 for prices ranging from \$385,000 to \$405,000 or from \$143.76 to \$152.08 per square foot of living area, including land. The subject's assessment reflects a market value of \$417,602 or \$159.94 per square foot of living area, including land, which is above the range established by the best comparable sales in this record both in terms of overall value and on a per-square-foot basis. Based on this evidence, the Property Tax Appeal Board finds a reduction in the subject's assessment commensurate with the appellant's request is 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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