



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

APPELLANT: Anotoly Pikus
DOCKET NO.: 17-02407.001-R-1
PARCEL NO.: 15-08-114-015

The parties of record before the Property Tax Appeal Board are Anotoly Pikus, 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: \$31,332
IMPR.: \$107,004
TOTAL: \$138,336

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 2,680 square feet of living area. The dwelling was constructed in 1992. Features of the home include a partial basement with finished area, central air conditioning, a fireplace and a 420 square foot garage. The property has a 12,302 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 nine comparable sales located within .65 of a mile of the subject property. The comparables have sites ranging in size from 7,524 to 12,726 square feet of land area. The comparables consist of two-story dwellings of wood siding exterior construction ranging in size from 2,611 to 2,678 square feet of living area. The dwellings were constructed from 1989 to 1993. The comparables each feature a full or partial basement with four having

finished area, central air conditioning and a garage containing 420 or 497 square feet of building area. In addition, five comparables each have one fireplace. The comparables sold from February 2016 to May 2017 for prices of \$325,000 and \$410,000 or from \$124.47 to \$153.16 per square foot of living area, including land. The appellant provided Multiple Listing Service sheets associated with the sales of comparables #4 through #7 that disclosed each of the properties had recent rehabs. 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 \$138,336. The subject's assessment reflects a market value of \$417,303 or \$155.71 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 eight comparable sales located within .24 of a mile of the subject property. The comparables have sites ranging in size from 11,453 to 15,554 square feet of land area. The comparables consist of two-story dwellings of wood siding exterior construction ranging in size from 2,474 to 2,678 square feet of living area. The dwellings were constructed from 1991 to 1993. Each comparable features a full or partial basement with seven having finished area, central air conditioning and a garage containing 420 or 484 square feet of building area. In addition, five comparables each have one fireplace. The comparables sold from May 2016 to May 2018 for prices ranging from \$402,000 to \$434,000 or from \$151.13 to \$171.79 per square foot of living area, including land. The board of review provided property record cards for the subject and each of its comparables. 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 seventeen suggested comparables sales for the Board's consideration. The Board gave less weight to the appellant's comparables #3, #4, #5, #7 and #9 as they each lack finished basement area which differs from the subject. The Board finds the board of review comparables #3, #4 and #6 have sale dates in 2018 which are less proximate in time to the assessment date at issue, thus less likely to be indicative of the subject's market value as of January 1, 2017.

The Board finds the best evidence of market value to be the nine remaining comparable sales submitted by the parties. Each comparable is similar to the subject in location, dwelling size, design, age and features. They sold from February 2016 to April 2017 for prices ranging from \$325,000 to \$432,000 or from \$124.47 to \$171.79 per square foot of living area, including land.

The subject's assessment reflects a market value of \$417,303 or \$155.71 per square foot of living area, including land, which falls within the range established by the best comparable sales in this 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 record, the Board finds the appellant did not demonstrate by a preponderance of the evidence that the subject was overvalued and no reduction in the subject's assessment 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



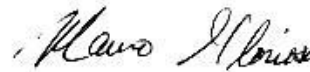
Member

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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