



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

APPELLANT: Daniel Grkovich
DOCKET NO.: 17-02461.001-R-1
PARCEL NO.: 15-28-311-024

The parties of record before the Property Tax Appeal Board are Daniel Grkovich, 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: \$48,499
IMPR.: \$103,295
TOTAL: \$151,794

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 2,064 square feet of living area. The dwelling was constructed in 1985. Features of the home include an unfinished partial basement, central air conditioning, a fireplace and a 400 square foot attached garage. The property has a 10,018 square foot site and is located in Buffalo Grove, 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 0.55 of a mile from the subject property. The comparables have sites that range in size from 9,627 to 13,690 square feet of land area and are improved with two-story dwellings of wood siding exterior construction that range in size from 2,064 to 2,279 square feet of living area. The homes were built from 1985 to 1988. Each comparable has a basement, five with finished area, central air conditioning and a

garage ranging in size from 400 to 483 square feet of building area. Five of the comparables have a fireplace. The comparables sold from December 2015 to April 2017 for prices ranging from \$395,000 to \$480,000 or from \$173.32 to \$224.24 per square foot of living area, land included.

The appellant also submitted the Multiple Listing Service sheet for their comparable sale #5 which describes the property as totally updated. Based on this evidence, the appellant requested the subject's assessment be reduced to \$147,905.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$151,794. The subject's assessment reflects a market value of \$457,900 or \$221.85 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 approximately 0.15 of a mile from the subject property. Board of review comparable #8 is the same property as appellant #5. The comparables have sites that range in size from 8,756 to 11,282 square feet of land area and are improved with two-story dwellings of wood siding exterior construction that range in size from 2,064 to 2,252 square feet of living area. The homes were built from 1985 to 1987. Each comparable has a basement, seven with finished area, central air conditioning, one fireplace and a garage ranging in size from 400 to 483 square feet of building area. The comparables sold from June 2016 to May 2018 for prices ranging from \$445,000 to \$512,000 or from \$212.29 to \$242.37 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 record contains 13 comparables for the Board's consideration where one comparable is common to both parties. The Board gave less weight to appellant's comparable #1 which appears to be an outlier with respect to price relative to other comparables submitted; comparables #2 and #6 which have larger sites compared to the subject; and comparable #3 which has both larger dwelling and finished basement area when compared to the subject. Similarly, the Board gave less weight to board of review comparables #1, #2 which also have larger dwelling size and finished basement area when compared to the subject. The Board gave less weight to board of review comparables #6 and #7 which have smaller sites compared to the subject. Lastly, the Board gave reduced weight to board of review comparable #4 which has a 2018 sale date that is less proximate in time to the subject's January 1, 2017 assessment date. The Board finds the best evidence of market value to be appellant's comparables #4 and #5/board

of review #8 as well as board of review comparables #3 and #5 which are more similar in location, age, site size, design, dwelling size or unfinished basement and most features. Of these four comparables, two have finished basements compared to the subject's unfinished basement. The Board notes that appellant comparable #4 sold on December 30, 2015. This sale date is considered acceptable as it occurred just two days prior to calendar year 2016. These four comparables sold from December 2015 to May 2017 for prices ranging from \$445,000 to \$480,000 or from \$210.62 to \$225.19 per square foot of living area, including land. The subject's assessment reflects a market value of \$457,900 or \$221.85 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Board of review comparable #3, which has a smaller site compared to the subject, is most similar to the subject and sold for \$452,000 or \$218.99 per square foot of living area, land included. After considering adjustments to the comparables for differences with the subject, 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: August 18, 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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