



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

APPELLANT: Stephen Kopech
DOCKET NO.: 17-02697.001-R-1
PARCEL NO.: 15-28-310-061

The parties of record before the Property Tax Appeal Board are Stephen Kopech, 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: \$42,948
IMPR.: \$116,745
TOTAL: \$159,693

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 2,406 square feet of living area. The dwelling was constructed in 1988. Features of the home include an unfinished partial basement, central air conditioning, a fireplace and a 420 square foot attached garage. The property has a 9,744-square foot site and is located in the city of 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 five comparable sales located from .22 of a mile to 1.15 miles from the subject property. The comparables have sites ranging in size from 9,450 to 19,863 square feet of land area. The comparables consist of two-story dwellings of wood siding exterior construction ranging in size from 2,577 to 2,900 square feet of living area. The dwellings were constructed from 1989 to 1997. Each comparable features a basement with three

having finished area, central air conditioning, one fireplace and a garage ranging in size from 420 to 671 square feet of building area. The comparables sold from June 2016 to May 2017 for prices ranging from \$435,000 to \$565,000 or from \$157.72 to \$197.90 per square foot of living area, including land. 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 \$159,693. The subject's assessment reflects a market value of \$481,729 or \$200.22 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 .152 of a mile of the subject property. The comparables have sites ranging in size from 10,000 to 11,613 square feet of land area. The comparables were improved with two-story dwellings of wood siding exterior construction ranging in size from 2,096 to 2,406 square feet of living area. The dwellings were constructed in either 1985 or 1990. Each comparable features a basement with finished area, central air conditioning, one fireplace and a garage ranging in size from 420 to 483 square feet of building area. The comparables sold from June 2016 to September 2017 for prices ranging from \$471,500 to \$512,000 or from \$203.66 to \$227.35 per square foot of living area, including land. The board of review provided property record cards of the subject and 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 no reduction in the subject's assessment is warranted.

The parties submitted nine suggested comparable sales for the Board's consideration. The board gave less weight to the appellant's five comparables, along with board of review comparable #2 which differ from the subject in dwelling size, site size and/or location.

The Board finds the best evidence of market value to be board of review comparables #1, #3 and #4. These comparables are similar to the subject in location, site size, dwelling size, design, age and features, except each has finished basement area which is not a feature of the subject. The comparables sold from June 2016 to September 2017 for prices ranging from \$471,500 to \$512,000 or from \$203.66 to \$227.35 per square foot of living area, including land. The subject's assessment reflects a market value of \$481,729 or \$200.22 per square foot of living area, land included, which is within the overall price range but below the range on a square foot basis of the best comparable sales in the record. The subject's lower price per square foot appears to be justified given its lack of finished basement area. After considering any necessary 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.

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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