



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

APPELLANT: Marat Sagalchik
DOCKET NO.: 17-02703.001-R-1
PARCEL NO.: 15-28-405-018

The parties of record before the Property Tax Appeal Board are Marat Sagalchik, 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: \$25,067
IMPR.: \$102,561
TOTAL: \$127,628

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 2,040 square feet of living area. The dwelling was constructed in 1986. Features of the home include an unfinished partial basement, central air conditioning and a 420 square foot garage. The property has an 8,177 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 four comparable sales located in the same neighborhood as the subject property. The comparables have sites ranging in size from 6,930 to 11,877 square feet of land area. The comparables consist of two-story dwellings of wood siding exterior construction ranging in size from 2,165 to 2,290 square feet of living area. The dwellings were constructed from 1984 to 1988. One comparable has a concrete slab foundation and three

comparables each have a partial basement with two having finished area. Each comparable features central air conditioning and a garage ranging in size from 400 to 441 square feet of building area. In addition, two comparables each have one fireplace. The comparables sold from March 2016 to June 2017 for prices ranging from \$375,000 to \$427,500 or from \$171.20 to \$186.68 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 \$131,450. The subject's assessment reflects a market value of \$396,531 or \$194.38 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 in the same neighborhood as the subject property, with one comparable also used by the appellant. Board of review comparable #1 and the appellant's comparable #2 are the same property which has two reported sales.¹ The comparables have sites ranging in size from 6,825 to 10,464 square feet of land area. The comparables were improved with two-story dwellings of wood siding exterior construction ranging in size from 1,980 to 2,266 square feet of living area. The dwellings were constructed from 1985 to 1987. Two comparables feature concrete slab foundations and six comparables have basements with five having finished area. Each comparable has central air conditioning and a garage ranging in size from 420 to 441 square feet of building area. In addition, five comparables each have one fireplace. The comparables sold from April 2016 to October 2018 for prices ranging from \$400,000 to \$508,000 or from \$176.52 to \$242.37 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted twelve suggested comparable sales for the Board's consideration, with one comparable common to both parties which was reported to have sold twice, once in 2016 and again in 2018. The board gave less weight to the appellant's comparable #4 and board of review comparables #1, #2, #3, #6, #7 and #8 which have concrete slab foundations unlike the subject and/or sales that occurred less proximate in time to the January 1, 2017 assessment date.

¹ The appellant reported the parties' common comparable as having sold in March 2016 for a price of \$405,000 or \$178.73 per square foot of living area, including land, while the board of review reported the property sold in May 2018 for a price of \$420,000 or \$185.35 per square foot of living area, including land.

The Board finds the best evidence of market value to be the remaining five comparables in the record which includes the 2016 sale of the parties' common comparable. These comparables are similar to the subject in location, dwelling size, design, age and features, except four comparables each have finished basement area unlike the subject. The comparables sold from March 2016 to February 2017 for prices ranging from \$375,000 to \$435,000 or from \$173.21 to \$194.20 per square foot of living area, including land. The subject's assessment reflects a market value of \$396,531 or \$194.38 per square foot of living area, land included, which falls within the overall price range but above the range on a square foot basis 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 a 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Marat Sagalchik, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
13975 W. Polo Trail Drive
#201
Lake Forest, IL 60045

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085