



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

APPELLANT: Sergey & Irene Beckov
DOCKET NO.: 17-03101.001-R-1
PARCEL NO.: 15-14-402-022

The parties of record before the Property Tax Appeal Board are Sergey & Irene Beckov, the appellants; 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: \$69,788
IMPR.: \$108,861
TOTAL: \$178,649

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 is improved with a tri-level style dwelling with a wood-siding exterior built in 1966. The dwelling has 2,813 square feet of above-grade living area with features that include central air conditioning, two fireplaces and a two-car attached garage with 578 square feet of building area. The property has a 20,000 square foot site and is located in Lincolnshire, Vernon Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument, the appellants submitted information on the sales of three comparable properties improved with one-story, two-story or 1.5-story dwellings that range in size from 2,800 to 3,022 square feet of living area. The homes were either 41 or 51 years old. The homes each feature a basement with 2 having finished areas. Each comparable also has central air conditioning, one or two fireplaces and a garage ranging in size from 552 to 638 square feet of building area. The sales occurred

from November 2016 to August 2017 for prices ranging from \$465,000 to \$510,500 or from \$156.67 to \$182.32 per square foot of living area, including land.

The appellants also submitted a narrative brief stating that the attached comparable sales indicate that “older” homes such as the subject sell for less than their assessed values; that their house has not been updated since 2001 and even if remodeled, the appellants would not be able to recoup the improvement expenses if the home was sold; lastly, their home has depreciated in value since 2016 and “... it can only be sold for its land value.”

Based on this evidence and argument, the appellants requested the subject’s assessment be reduced to \$155,000 which would reflect a market value of \$465,047 or \$165.32 per square foot of living area, including land at the statutory assessment rate of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$178,649. The subject's assessment reflects a market value of \$538,911 or \$191.58 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.

The board of review noted the subject property was the subject matter of an appeal before the Property Tax Appeal Board for the 2015 tax year in Docket No. 15-03021.001-R-1 in which the subject's assessment was reduced to \$159,984 in accordance with an agreement by the parties. The board of review indicated that 2015 was the first year of the general assessment cycle in Vernon Township where the subject property is located. It further explained that the equalization factor for Vernon Township for the 2016 tax year was 1.0693 and for the 2017 tax year it was 1.0443. The board of review explained that pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) the equalization factor of 1.0693 was applied to the 2015 assessment as determined by the Property Tax Appeal Board to arrive at the 2016 assessment of \$171,071; and a factor of 1.0443 was applied to the 2016 assessment to arrive at the 2017 assessment of \$178,649.

The board of review also submitted a grid analysis and property record cards containing information on the subject property and four comparable sales with varying degree of similarity to the subject property. The comparable sales occurred from May 2017 to July 2018 for prices of \$510,500 to \$613,500 or from \$182.32 to \$240.03 square foot of living area, including land.

Based on this evidence and argument, the board of review requested that there would be no change in the subject’s assessment.

Conclusion of Law

The appellants contend 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, pursuant to section 16-185

of the Property Tax Code (35 ILCS 200/16-185) a reduction in the subject's assessment is not warranted.

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 on which a residence occupied by the owner is situated, **such reduced assessment, subject to equalization, shall remain in effect for the remainder of the general assessment period** as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction establishing a fair cash value for the parcel that is different from the fair cash value on which the Board's assessment is based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review. [Emphasis added]. 35 ILCS 200/16-185.

The Board finds that the subject property was the subject matter of an appeal before the Property Tax Appeal Board for the 2015 tax year under Docket No. 15-03021.001-R-1 in which a decision was issued reducing the subject's assessment to \$159,984 based on an agreement of the parties. The record further disclosed the subject property is an owner-occupied dwelling as the subject's address is the same as the appellants' residential address on the Residential Appeal form and the subject's property record card. The Board also finds that the 2015 through 2018 tax years are in the same general assessment period and that an equalization factor of 1.0693 was applied in Vernon Township in the 2016 tax year, and a factor of 1.0443 was applied in the 2017 tax year. Furthermore, the decision of the Property Tax Appeal Board for the 2015 tax year was not reversed or modified upon review and there was no evidence the property sold establishing a different fair cash value. Therefore, the Property Tax Appeal Board's assessment as established by decision for the 2015 tax year should be carried forward through the 2017 tax year subject only to the equalization factor applied in 2016 and 2017 tax years, which is what is reflected by the final decision issued by the Lake County Board of Review.¹ The Board finds the 2017 assessment established by the board of review follows the mandate of section 16-185 of the Property Tax Code. For these reasons, the Property Tax Appeal Board finds that a reduction in the subject's assessment is not warranted.

¹ \$159,984 (2015 PTAB decision) x 1.0693 (2016 factor) = \$171,071 x 1.0443 (2017 factor) = \$178,649.

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

Sergey & Irene Beckov
17 Cedar Lane
Lincolnshire, IL 60069

COUNTY

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