



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

APPELLANT: Slavomir Lazic
DOCKET NO.: 18-00114.001-R-1
PARCEL NO.: 06-01-113-013

The parties of record before the Property Tax Appeal Board are Slavomir Lazic, the appellant, by attorney Gregory Riggs of Tax Appeals Lake County in Lake Zurich; 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: \$20,455
IMPR.: \$74,919
TOTAL: \$95,374

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 2018 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 2,634 square feet of living area. The dwelling was built in 1999. Features of the home include a basement that is partially finished, central air conditioning, one fireplace and an attached two-car garage with 544 square feet of building area. The property has a 13,068 square foot site and is located in Lindenhurst, Lake Villa Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales improved with two-story dwellings with wood siding exteriors with either 2,634 or 2,986 square feet of living area. The homes were built in 1998 and 2000. Each comparable has a basement with one having finished area, central air conditioning, one fireplace and an attached two-car garage ranging in size from 420 to 520 square feet of building area. The sales occurred from February to December 2017 for prices

ranging from \$247,500 to \$285,000 or from \$93.96 to \$95.45 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$83,325.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$95,374. The subject's assessment reflects a market value of \$288,313 or \$109.46 per square foot of living area, land included, when using the 2018 three-year average median level of assessment for Lake County of 33.08% 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 2016 tax year in Docket No. 16-02223.001-R-1 in which the subject's assessment was reduced to \$93,324. The board of review indicated that 2015 was the first year of the general assessment cycle in Lake Villa Township where the subject property is located. It further explained that the equalization factors for Lake Villa for 2017 and 2018 were 1.0422 and 1.0274, respectively. The board of review explained that pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) if the equalizations factor were applied to the 2016 assessment as determined by the Property Tax Appeal Board the 2018 assessment would be \$99,927 which is greater than the subject's 2018 assessment of \$95,374.

The board of review also submitted four comparable sales improved with two-story dwellings with wood siding exterior construction that range in size from 2,338 to 2,634 square feet of living area. The homes were built in 1999 and 2000. Each property has a basement with two having finished area, central air conditioning, one fireplace and a garage ranging in size from 380 to 544 square feet of building area. The comparables have sites ranging in size from 9,148 to 10,890 square feet of land area and are located within .263 miles of the subject property. The sales occurred from July 2016 to May 2018 for prices ranging from \$248,500 to \$345,000 or from \$104.81 to \$130.98 per square foot of living area, including land.

Based on this evidence the board of review requested the assessment be sustained.

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.

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.

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 2016 tax year under Docket No. 16-02223.001-R-1 in which a decision was issued reducing the subject's assessment to \$93,324. The record further disclosed the subject property is an owner-occupied dwelling. The Board also finds that the 2016 and 2018 tax years are in the same general assessment period and equalization factors of 1.0422 and 1.0274 were applied in Lake Villa Township in 2017 and 2018, respectively. Furthermore, the decision of the Property Tax Appeal Board for the 2016 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 finds if the assessment as established by decision for the 2016 tax year is carried forward through the 2018 tax year subject only to the equalization factors applied 2017 and 2018, pursuant to the dictates of Section 16-185 of the Property Tax Code, the subject's assessment would be increased to \$99,927 from the current assessment of \$95,374.

The record also contains seven comparable sales submitted by the parties that are relatively similar to the subject property in location, style, age, size and features. These properties sold for prices ranging from \$247,500 to \$345,000 or from \$93.96 to \$130.98 per square foot of living area, including land. The subject's assessment reflects a market value of \$288,313 or \$109.46 per square foot of living area, including land, which is well supported by the sales.

The board of review requested the subject's assessment of \$95,374 be sustained, which appears appropriate when considering the comparable sales and 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.

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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