



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

APPELLANT: Aleksandr Gershengorn
DOCKET NO.: 18-00518.001-R-1
PARCEL NO.: 10-22-303-002

The parties of record before the Property Tax Appeal Board are Aleksandr Gershengorn, 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: \$ 42,731
IMPR.: \$122,189
TOTAL: \$164,920

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 3,435 square feet of living area. The dwelling was constructed in 2001. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 740 square foot attached garage. The property has a 12,176 square foot site that backs up to a golf course and is located in the Ivanhoe Club South subdivision in Mundelein, Fremont 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 within .70 of a mile of the subject property. The comparable parcels range in size from 10,454 to 20,256 square feet of land area and have each been improved with a two-story dwelling of brick or wood siding exterior construction. The homes were built between 1994 and 1998 and range in size from 2,773 to 3,508 square feet of living area. Each home has a basement, three of which have finished areas.

Each dwelling also has central air conditioning, one or two fireplaces and a garage ranging in size from 427 to 922 square feet of building area. The comparables sold between December 2016 and December 2017 for prices ranging from \$415,000 to \$510,000 or from \$129.75 to \$149.66 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 \$164,920. The subject's assessment reflects a market value of \$498,549 or \$145.14 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.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located within .744 of a mile of the subject property. Board of review comparables #1 and #2 are the same properties as appellant's comparables #1 and #2. The new comparable sales presented by the board of review have lot sizes of 9,583 and 14,375 square feet of land area, respectively. These two parcels have each been improved with a two-story dwelling of either brick or dryvit exterior construction. The homes were built in 2005 and 1998, respectively, and contain 3,649 and 3,744 square feet of living area. Each home has a basement with finished area, central air conditioning, a fireplace and a garage of either 668 or 837 square feet of building area. These two properties sold in December 2017 and February 2018 for prices of \$585,000 and \$670,000 or for \$160.32 and \$178.95 per square foot of living area, including land.

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 a reduction in the subject's assessment is not warranted.

The parties submitted a total of seven comparable sales, with two common properties among the parties, to support their respective positions before the Property Tax Appeal Board. The comparables in the record have varying degrees of similarity to the subject and sold for prices ranging from \$415,000 to \$670,000 or from \$129.75 to \$178.95 per square foot of living area, including land. The subject's assessment reflects a market value of \$498,549 or \$145.14 per square foot of living area, including land, which is within the range established by the comparable sales in this record and particularly well-supported by appellant's comparables #1, #2, #4 and #5 along with board of review comparables #1 and #2 on a per-square-foot basis. Based on the evidence, 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: January 21, 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

Aleksandr Gershengorn, 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