



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

APPELLANT: George Planic
DOCKET NO.: 18-00632.001-R-1
PARCEL NO.: 06-27-304-007

The parties of record before the Property Tax Appeal Board are George Planic, 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: \$22,244
IMPR.: \$73,799
TOTAL: \$96,043

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 vinyl siding exterior construction with 2,212 square feet of living area. The dwelling was constructed in 1987. Features of the home include an unfinished basement, central air conditioning and a 572 square foot garage. The property has a 10,454 square foot site and is located in Grayslake, Avon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on six comparable sales located from .11 of a mile to .33 of a mile from the subject property. The appellant submitted Multiple Listing Service (MLS) sheets for comparables #1, #2, #3, #5 and #6. The comparables have sites ranging in size from 10,454 to 20,473 square feet of land area. The comparables were improved with two-story dwellings of vinyl siding exterior construction that ranged in size from 2,156 to 2,558 square feet of living

area. The dwellings were constructed from 1987 to 1989. Each comparable has a basement with three comparables having finished area,¹ central air conditioning, one or two fireplaces and a garage ranging in size from 552 to 624 square feet of building area. The appellant reported that the comparables sold from March 2016 to April 2018 for prices ranging from \$263,000 to \$331,000 or from \$112.54 to \$134.51 per square foot of living area, land included. Based on this evidence, the appellant requested that the assessment be reduced.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$96,043. The subject's assessment reflects a market value of \$290,336 or \$131.25 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 property record cards and information on six comparable sales located from .146 to .477 of a mile from the subject property. Two comparables used by the board of review were also utilized by the appellant. The comparables have sites ranging in size from 7,500 to 12,197 square feet of land area. The comparables were improved with one, 1.5-story dwelling and five, 2-story dwellings with vinyl siding exterior construction that ranged in size from 1,920 to 2,319 square feet of living area. The dwellings were constructed from 1987 to 1994. Each comparable has a basement with three comparables having finished area, central air conditioning, one or two fireplaces and a garage ranging in size from 400 to 600 square feet of building area. The comparables sold from July 2016 to September 2018 for prices ranging from \$284,500 to \$302,500 or from \$125.92 to \$156.25 per square foot of living area, land included. Based on this evidence, the board of review requested that the assessment be confirmed.

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 ten comparable sales for the Board's consideration. The appellant's comparables #4 and #6 are also board of review's comparables #1 and #3, respectively. The Board gave less weight to the appellant's comparables #1 and #4/board of review #1 along with board of review #2. These comparables sold from March to December 2016, which are dated and less likely to be indicative of fair market value as of the subject's January 1, 2018 assessment date. The Board gave less weight to the appellant's comparables #5 and #6/board of review #3 along with board of review #4, which have finished basements when compared to the subject's unfinished basement.

¹ The appellant's grid analysis depicted that two comparables had basement finish, but the property record cards submitted by the board of review disclosed that one additional comparable #6 submitted by the appellant had basement finish.

The Board finds the best evidence of market value to be the appellant's comparables #2 and #3. The Board finds these comparables have varying degrees of similarity when compared to the subject in location, land size, age dwelling size, age and features. These most similar comparables sold for prices of \$281,000 and \$300,000 or \$114.60 and \$119.05 per square foot of living area, including land. The subject's assessment reflects a market value of \$290,336 or \$131.25 per square foot of living area, including land, which falls between the best comparable sales in this record on a total market value basis and above the best comparable sales in this record on a price-per square-foot basis. Furthermore, due to economies of scale, accepted real estate valuation theory provides, all other factors being equal, as the size of a property increases, its per unit value decreases. Likewise, as the size of a property decreases, its per unit value increases. Due to its smaller size, the subject's estimated market value as reflected by its assessment is well supported by a preponderance of the credible market evidence contained in this record. Based on this 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:

November 17, 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

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