



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

APPELLANT: Maciej Przeklasa
DOCKET NO.: 18-02392.001-R-1
PARCEL NO.: 11-32-107-013

The parties of record before the Property Tax Appeal Board are Maciej Przeklasa, 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: \$56,368
IMPR.: \$137,632
TOTAL: \$194,000

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 brick exterior construction with 3,293 square feet of living area. The dwelling was constructed in 1998. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 649 square foot garage. The property has a 9,845 square foot site and is located in Vernon Hills, Libertyville 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 within 1.50 miles from the subject property. The comparables have sites that range in size from 10,012 to 16,482 square feet of land area and are improved with two-story dwellings of brick or wood siding exterior construction that range in size from 3,240 to 3,759 square feet of living area. The homes were built from 1998 to 2003. Each comparable has an unfinished basement, one or three fireplaces

and a garage ranging in size from 441 to 696 square feet of building area. Five comparables each have central air conditioning. The comparables sold from June 2016 to June 2018 for prices ranging from \$510,000 to \$616,000 or from \$136.25 to \$190.12 per square foot of living area, land included.

The appellant's counsel also submitted the Multiple Listing Service (MLS) sheet on their comparable #6 which describes the property as having "a multitude of updated, contemporary touches." Based on this evidence, the appellant requested the subject's assessment be reduced to \$175,609.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$196,463. The subject's assessment reflects a market value of \$593,903 or \$180.35 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 approximately 1.50 of a mile from the subject property. Board of review comparables #1 and #2 are the same properties as the appellant's comparables #5 and #6. The comparables have sites that range in size from 9,867 to 12,626 square feet of land area and are improved with two-story dwellings of brick or wood siding exterior construction that range in size from 3,238 to 3,304 square feet of living area. The homes were built from 1998 to 2003. Each comparable has an unfinished basement, one or three fireplaces and a garage ranging in size from 598 to 656 square feet of building area. Three comparables each have central air conditioning. The comparables sold from May 2017 to July 2018 for prices ranging from \$575,000 to \$616,000 or from \$177.58 to \$190.12 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains eight comparables for the Board's consideration as two comparable sales were common to both parties. The Board gave less weight to appellant's comparables #1, #2 and #3 due to dissimilar dwelling size when compared to the subject and/or a 2016 sale date that is dated and less likely to be indicative of the subject's fair market value as of the January 1, 2018 assessment date. The Board also gave less weight to the appellant's comparable #6/board of review #2 based on updated condition information contained in the MLS sheet submitted by the appellant.

The Board finds the best evidence of market value to be the appellant's comparables #4 and #5/board of review #1 along with board of review comparables #3 and #4 which are similar to the subject in location, age, design, dwelling size and most features. Three of these four best comparables have larger sites compared to the subject. These most similar comparables sold from March 2017 to July 2018 for prices ranging from \$555,000 to \$592,000 or from \$171.30 to \$179.18 per square foot of living area, including land. The subject's assessment reflects a market value of \$593,903 or \$180.35 per square foot of living area, including land, which falls above the range established by the best comparable sales in this record. After considering adjustments to the comparables for differences with 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:

January 19, 2021



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

Maciej Przeklasa, 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