



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

APPELLANT: Phil Lorenc  
DOCKET NO.: 18-02431.001-C-1  
PARCEL NO.: 08-21-204-025

The parties of record before the Property Tax Appeal Board are Phil Lorenc, 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:** \$7,333  
**IMPR.:** \$28,998  
**TOTAL:** \$36,331

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 multi-family dwelling of frame exterior construction. The dwelling has 2,354 square feet of living area and was constructed in 1903. Features include four apartment units and a 1,192 square foot basement. The property has an 8,276 square foot site and is located in Waukegan, Waukegan 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 located within .59 of a mile of the subject property. The comparables have sites ranging in size from 22,870 to 41,645 square feet of land area. The comparables consist of two-story single-family dwellings of wood siding exterior construction containing either 2,172 or 2,618 square feet of living area. The dwellings were constructed from 1901 to 1910. Each comparable features a basement and one or two fireplaces. In addition, one comparable has central air conditioning and one comparable has a

garage containing 200 square feet of building area. The comparables sold from November 2016 to April 2017 for prices ranging from \$80,000 to \$115,000 or from \$36.83 to \$49.72 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 \$36,331. The subject's assessment reflects a market value of \$109,828 or \$27,457 per apartment, or \$46.66 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 response to the appeal, the board of review submitted a memorandum critiquing the comparables submitted by the appellant. The board of review asserted that the appellant's comparables each consist of a single-family dwelling. The board of review provided property record cards and Multiple Listing Service (MLS) sheets associated with each sale to support its claim.

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales that are located in Waukegan. The comparables have sites ranging in size from 5,032 to 7,371 square feet of land area. The comparables are improved with one, part one-story and part two-story multi-family dwelling and three, two-story multi-family dwellings of frame exterior construction. The dwellings were constructed from 1906 to 1937 and range in size from 2,082 to 2,822 square feet of living area. Each comparable has two apartment units, one comparable has a concrete slab foundation, three comparables have basements and three comparables have one or two garages ranging in size from 240 to 572 square feet of building area. The comparables sold from February 2017 to August 2017 for prices ranging from \$114,000 to \$128,000 or from \$57,000 to \$64,000 per apartment unit or from \$40.40 to \$62.62 per square foot of living area, including land.

The board of review indicated the sales had gross rent multipliers of 4.95 to 6.13. Estimating the subject had an annual rent of \$21,362 and using a gross rent multiplier of 5.7 resulted in an estimated market value of \$121,726.

Based on this evidence, the board of review requested that the subject's 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.

The parties submitted seven suggest comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given less weight to the appellant's comparables

as they consist of single-family dwellings which are unlike the subject's multi-family dwelling. The Board also gave less weight to board of review comparable #3 which is newer in age when compared to the subject.

The Board finds the best evidence of market value to be comparables #1, #2 and #4 submitted by the board of review. These three comparables are somewhat similar to the subject as each are improved with a multi-family dwelling which are similar dwelling size, design and age, though they have fewer apartment units and varying degrees of similarity in features. The Board finds the best unit of comparison in this record is price per apartment unit. The comparables sold from February 2017 to May 2017 for prices ranging from \$114,000 to \$128,000 or from \$57,000 to \$64,000 per apartment unit, including land. The subject's assessment reflects a market value of \$109,828 or \$27,457 per apartment unit, or land included, which falls below the range established by the best comparable sales in the record. After considering adjustments to the comparable sales for differences when compared to the subject, the Board finds the estimated market value as reflected by the assessment is supported and no reduction in the subject's assessment is warranted. 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



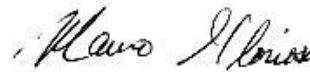
Member

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: July 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

Phil Lorenc, 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