



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

APPELLANT: Aneta Genova
DOCKET NO.: 18-02480.001-R-1
PARCEL NO.: 15-29-403-024

The parties of record before the Property Tax Appeal Board are Aneta Genova, 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: \$30,180
IMPR.: \$110,473
TOTAL: \$140,653

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 is improved with a two-story dwelling of wood siding exterior construction containing 2,340 square feet of living area. The dwelling was built in 1980. Features of the home include a full basement that is partially finished, central air conditioning, two fireplaces and an attached two-car garage. The property has an 8,625 square foot site and is located in Buffalo Grove, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$422,000 as of January 1, 2018. The appraisal was prepared by Marsha L. (Bunny) Kephart, a certified residential real estate appraiser. In estimating the market value of the subject property, the appraiser developed the sales comparison approach to value using six sales, with comparables #3 and #6 being two sales of the same property. The comparables sold from March 2017 to August

2017 for prices ranging from \$279,314 to \$490,000 or from \$118.96 to \$212.40 per square foot of living area including land. The appraiser arrived at adjusted prices ranging from \$368,700 to \$445,300 after adjusting the comparables for differences from the subject property.

The appellant requested the subject's assessment be reduced to \$120,180.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$140,653. The subject's assessment reflects a market value of \$425,190 or \$181.71 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 improved with two-story dwellings of wood siding exterior construction each with 2,348 square feet of living area. The dwellings were built in 1975 and are located within the same assessment neighborhood code as the subject property. Two of the comparables have basements that are partially finished, and each property has 2.5 bathrooms. The comparables have sites that range in size from 6,630 to 9,135 square feet of land area and are located within approximately .64 miles of the subject property. The sales occurred from June 2017 to February 2018 for prices ranging from \$355,000 to \$465,000 or from \$151.19 to \$198.04 per square foot of living area, including land. Board of review sale #3 is the same sale as appraisal comparable #3.

The board of review also asserted the subject's assessment reflects a market value equivalent to the property's assessed value when the statutory level of assessments is applied. 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.

The Board finds both the appellant's appraisal and the comparables sales submitted by the board of review support the subject's assessment. The appellant's appraiser arrived at an estimated market value of \$422,000 as of January 1, 2018, which is equivalent to the market value reflected by the subject's assessment when applying the statutory level of assessment of 33.33%. Additionally, the board of review comparable sales sold for prices ranging from \$355,000 to \$465,000 or from \$151.19 to \$198.04 per square foot of living area, including land. The subject's assessment reflects a market value of \$425,190 or \$181.71 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., which is within the range established by the board of review comparable sales. 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:

February 16, 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

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