



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

APPELLANT: Gennady Shlyapintokh
DOCKET NO.: 18-03030.001-R-1
PARCEL NO.: 16-28-113-001

The parties of record before the Property Tax Appeal Board are Gennady Shlyapintokh, 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: \$49,354
IMPR.: \$48,246
TOTAL: \$97,600

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 one-story dwelling of brick exterior construction with 1,504 square feet of living area. The dwelling was constructed in 1957. Features of the home include a concrete slab foundation, central air conditioning, a fireplace and a 440 square foot garage. The property is located in Deerfield, West Deerfield 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 0.70 of a mile from the subject property. The comparables are improved with one-story dwellings of brick exterior construction that range in size from 1,734 to 1,787 square feet of living area. Two of the comparables have concrete slab foundations and one comparable has a basement with finished area. Each of the comparables has central air conditioning and a garage ranging in size from 300 to 504 square feet of building area. Two of the comparables each have one fireplace. The

comparables sold in September and October 2017 for prices ranging from \$255,000 to \$350,000 or from \$142.70 to \$197.96 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$80,205.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$101,657. The subject's assessment reflects a market value of \$307,307 or \$204.33 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 appellant's evidence, the board of review submitted the Multiple Listing Service (MLS) sheet on the appellant's comparable #3 which describes the property as a short sale, priced below market and sold in "as is" condition.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales located within approximately 0.66 of a mile from the subject property. Board of review comparables #2 and #3 are the same properties as the appellant's comparables #1 and #2, respectively. The comparables are improved with one-story dwellings of brick exterior construction that range in size from 1,229 to 1,768 square feet of living area. The homes were built from 1947 to 1957. Each of the comparables has a concrete slab foundation, central air conditioning and a garage ranging in size from 300 to 504 square feet of building area. One comparable has a fireplace. The comparables sold in September and October 2017 for prices ranging from \$251,000 to \$350,000 or from \$173.01 to \$204.23 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 four comparables for the Board's consideration as two of the comparables were common to both parties. The Board gave less weight to the appellant's comparable #3 which differs from the subject in is finished basement compared to the subject's concrete slab foundation. Additionally, the MLS sheet for this comparable describes the property as having a short sale status, in "as is" condition and priced below market which suggests its sale price may not be reflective of true market value.

The Board finds the best evidence of market value to be the remaining comparables which are similar to the subject in terms of location, age, design and most features but have varying degrees of similarity to the subject in dwelling size. These three comparables sold in September and October 2017 for prices ranging from \$251,000 to \$350,000 or for \$173.01 to \$204.23 per square foot of living area, including land. The subject's assessment reflects a market value of \$307,307

or \$204.33 per square foot of living area, including land, which falls within the range on an overall value basis and just above the range on a per square foot basis as established by the best comparable sales in this record.

The range of price per square foot for the comparable properties reflects dwellings that vary in size from the subject. The comparable with the smallest dwelling size has the highest price per square foot. 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

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