



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

APPELLANT: Rustem Aldagarov
DOCKET NO.: 19-02703.001-R-1
PARCEL NO.: 15-31-103-019

The parties of record before the Property Tax Appeal Board are Rustem Aldagarov, the appellant; 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: \$55,682
IMPR.: \$197,728
TOTAL: \$253,410

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 2019 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 frame exterior construction with 4,287 square feet of living area. The dwelling was constructed in 2001 and is approximately 18 years old. Features of the home include a basement with finished area, central air conditioning, a fireplace and a 936 square foot garage. The property has a 96,268 square foot site and is located in Long Grove, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on seven comparable sales located within .64 of a mile from the subject property.¹ The comparables have sites ranging in size from 40,244 to 80,150 square feet of land area. The comparables are described as Contemporary, Traditional or Colonial two-story dwellings of brick, brick and frame, or Dryvit exterior construction ranging in size from 4,032 to 5,237 square feet of living area. The dwellings are approximately 16 to 33 years old. The

¹ For ease of read, the appellant's second set of comparables was renumbered as #5, #6 and #7.

comparables have basements with six having finished area. Each comparable has central air conditioning and one to four fireplaces. The appellant reported that comparables #1 through #4 have garages ranging in size from 736 to 1,212 square feet of building area and comparables #5, #6 and #7 have three-car garages. The comparables sold from August 2017 to April 2019 for prices ranging from \$480,000 to \$660,000 or from \$99.27 to \$160.00 per square foot of living area, land included. 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 \$253,410. The subject's assessment reflects a market value of \$770,477 or \$179.72 per square foot of living area, land included, when using the 2019 three year average median level of assessment for Lake County of 32.89% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted two grid analyses on six comparable sales located within .90 of mile from the subject.² The comparables have sites ranging in size from 41,818 to 70,104 square feet of land area and are improved with two-story dwellings of brick or brick and frame exterior construction ranging in size from 3,918 to 4,792 square feet of living area. The dwellings were constructed from 1984 to 2003. The comparables have basements with four having finished area. Each comparable has central air conditioning, two or three fireplaces and a garage ranging in size from 792 to 1,072 square feet of building area. The comparables sold from January 2018 to March 2019 for prices ranging from \$609,000 to \$840,000 or from \$140.86 to \$177.72 per square foot of living area, land included. Based on this evidence, the board of review requested that 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds twelve comparable sales were submitted by the parties in support of their respective positions which includes one common comparable, none of which are particularly similar to the subject due to differences in site size, dwelling size, age and/or some features. In addition, two comparables have sale dates in August and September 2017 which are less likely to be reflective of the subject's market value as of the January 1, 2019 valuation date than the other sales in the record. Excluding the two dated sales, the parties' remaining comparables sold from January 2018 to April 2019 for prices ranging from \$480,000 to \$840,000 or from \$99.27 to \$177.72 per square foot of living area, including land. The subject's assessment reflects a market

² For ease of read, the Board renumbered the comparable in the second grid analysis as #6. In addition, board of review comparable #5 was submitted by the appellant as comparable #7. Board of review reported this property sold in January 2018 for \$657,000 while the appellant reported it sold in February 2018 for \$642,000.

value of \$770,477 or \$179.72 per square foot of living area, including land, which falls within the range on an overall basis established by the most recent comparable sales in this record but slightly above the range on a square foot basis. The slightly higher price per square foot appears to be justified when considering subject's larger site size. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. 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:

May 18, 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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