



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

APPELLANT: Olga Charakchiev
DOCKET NO.: 19-02799.001-R-1
PARCEL NO.: 16-32-411-167

The parties of record before the Property Tax Appeal Board are Olga Charakchiev, the appellant, by attorney Gregory Riggs of Tax Appeals Lake County in Lake Zurich, 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: \$22,495
IMPR.: \$140,092
TOTAL: \$162,587

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 is improved with a two-story dwelling of brick exterior construction with 1,869 square feet of living area. The dwelling was built in 1993. Features of the home include a full basement with a recreation room, central air conditioning, one fireplace and an attached garage with 394 square feet of building area. The property has a 2,520 square foot site and 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 four comparable sales improved with two-story dwellings with brick exteriors that range in size from 1,869 to 2,436 square feet of living area. The homes were built from 1989 to 1993. Each comparable has an unfinished basement, central air conditioning, one fireplace, and an attached garage ranging in size from 394 to 441 square feet of building area. These properties have sites ranging in size from 2,790 to 3,610 square feet of land

area. Each property is located in the same neighborhood but only one has the same assessment neighborhood code as the subject property. These properties sold from December 2017 to August 2019 for prices ranging from \$420,000 to \$580,000 or from \$202.90 to \$238.10 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$149,985.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$162,587. The subject's assessment reflects a market value of \$494,336 or \$264.49 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 information on five comparable sales improved with two-story dwellings of brick exterior construction ranging in size from 1,869 to 2,436 square feet of living area. The dwellings were built from 1989 to 1993. Each comparable has an unfinished basement, central air conditioning, one fireplace, and an attached garage ranging in size from 394 to 441 square feet of building area. The properties have sites ranging in size from 2,520 to 3,610 square feet of land area. Each property is located in the same neighborhood as the subject and two have the same assessment neighborhood code as the subject property. These comparables sold from April 2017 to June 2020 for prices ranging from \$504,500 to \$580,000 or from \$233.99 to \$280.36 per square foot of living area, including land. Board of review comparable sale #4 is the same property as appellant's comparable sale #3. The board of review contend these comparables support the subject's assessment.

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 information on eight comparables to support their respective positions with one comparable being common to both parties. The comparables are relatively similar to the subject property in location, style, construction, age and features. The Board gives less weight to appellant's comparables #3 and #4 due to differences from the subject dwelling is size. The Board gives less weight to board of review comparable sales #4 and #5, which includes the common sale, due to differences from the subject dwelling is size. The Board finds the best evidence of market value to be appellant's comparable sales #1 and #2 as well as board of review comparable sales #1, #2 and #3 as these comparables are improved with homes most similar to the subject in size. These most similar comparables sold for prices ranging from \$420,000 to \$524,000 or from \$202.90 to \$280.36 per square foot of living area, including land. The subject's assessment reflects a market value of \$494,336 or \$264.49 per square foot of living area, including land, which is within the range established by the best comparable sales in this

record. 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: June 8, 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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