



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

APPELLANT: Alex Yurdanov
DOCKET NO.: 19-02997.001-R-1
PARCEL NO.: 07-19-211-016

The parties of record before the Property Tax Appeal Board are Alex Yurdanov, 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: \$27,326
IMPR.: \$107,025
TOTAL: \$134,351

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 with wood siding containing 3,605 square feet of living area. The dwelling was constructed in 1999. Features of the home include a basement with an 891 square foot recreation room, central air conditioning, one fireplace, and an attached garage with 739 square feet of building area. The property has a 14,210 square foot site and is located in Gurnee, Warren 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 wood siding ranging in size from 3,814 to 4,258 square feet of living area. The dwellings were built in 1998. Each comparable has a basement with three having recreation rooms ranging in size from 1,000 to 1,440 square feet. Each comparable also has central air conditioning, one fireplace, and an attached garage ranging in size from 448 to 766 square feet of building area.

Comparable #4 also has a swimming pool. The comparables have sites ranging in size from 10,020 to 24,010 square feet of land area and are located within approximately .21 miles from the subject property. The sales occurred from September 2018 to June 2019 for prices ranging from \$350,000 to \$399,000 or from \$91.24 to \$99.63 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$116,655.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$134,351. The subject's assessment reflects a market value of \$408,486 or \$113.31 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 four comparable sales improved with two-story dwellings with wood siding ranging in size from 3,648 to 3,818 square feet of living area. The dwellings were built from 1997 to 2002. Each comparable has a basement with three having recreation rooms ranging in size from 950 to 1,451 square feet. Each comparable also has central air conditioning, one fireplace, and an attached garage ranging in size from 480 to 1,014 square feet of building area. The comparables have sites ranging in size from 10,020 or 14,810 square feet of land area and are located within approximately .20 miles from the subject property. The sales occurred from April 2017 to May 2019 for prices ranging from \$412,500 to \$434,000 or from \$110.24 to \$116.35 per square foot of living area, including land. 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 record contains eight sales submitted by the parties to support their respective positions. The comparables are similar to the subject in location, age, and style. The Board gives less weight to appellant's sale #4 due to differences from the subject in dwelling size and land area. The Board gives less weight to board of review comparables #3 and #4 due to their 2017 sale dates not being as proximate in time to the assessment date as the remaining sales. The Board finds the best evidence of market value are appellant's comparables #1, #2 and #3 as well as board of review comparables #1 and #2. These comparables are similar to the subject property in most respects with the exception that appellant's comparable #2 has no basement recreation room while the subject has a basement with recreation room area, suggesting an upward adjustment would be needed to make the comparable more equivalent to the subject property. These most similar comparables sold from September 2018 to June 2019 for prices ranging from \$350,000 to \$434,000 or from \$91.24 to \$116.35 per square foot of living area, including land. Board of review comparables #1 and #2 are most similar to the subject property in size and sold in January 2019 and May 2019 for prices of \$419,000 and \$343,000 or \$114.86 and \$116.35 per square foot of living area, including land, respectively. The subject's assessment reflects a

market value of \$408,486 or \$113.31 per square foot of living area, including land, which is within the range established by the best comparable sales in this record and well supported by board of review comparables #1 and #2, which are most similar to the subject in dwelling size. Based on this evidence the Board finds the assessment of the subject property as established by the board of review is correct and 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: September 21, 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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