



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

APPELLANT: Gertrud Holodenko  
DOCKET NO.: 19-04496.001-R-1  
PARCEL NO.: 15-33-301-132

The parties of record before the Property Tax Appeal Board are Gertrud Holodenko, 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:** \$32,642  
**IMPR.:** \$80,680  
**TOTAL:** \$113,322

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 wood siding exterior construction with 1,932 square feet of living area. The dwelling was constructed in 1993. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 420 square foot garage. The property has a 2,610 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 information on four comparable sales located within .22 miles from the subject. The comparables have sites ranging in size from 3,187 to 10,209 square feet of land area and are improved with two-story dwellings of frame exterior construction that were built from 1987 to 1989. The dwellings range in size from 1,802 to 2,002 square feet of living area. Each comparable has central air conditioning, one fireplace and a garage with either 397 or 420

square feet of building area. The comparables sold from April 2018 to January 2019 for prices ranging from \$255,000 to \$300,000 or from \$127.37 to \$166.48 per square foot of living area, including land. 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 \$113,322. The subject's assessment reflects a market value of \$344,548 or \$178.34 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 located within .22 miles from the subject. Board of review comparables #4 and #5 are duplicates of appellant's comparables #3 and #4, respectively. Board of review comparables #1, #2 and #3 have sites ranging in size from 2,180 to 3,480 square feet of land area and are improved with two-story dwellings of wood siding exterior construction that were built from 1988 to 1994. The dwellings range in size from 1,932 to 2,266 square feet of living area. The comparables have basements with one having a recreation room. Other features include central air conditioning, a fireplace and garages ranging in size from 397 to 420 square feet of building area. The three comparables sold from November 2017 to September 2019 for prices of \$365,000 and \$369,900 or from \$161.08 to \$191.46 per square foot of living area, including land. Board of review noted comparable #2 is same model as the subject. Based on this evidence, the board of review requested confirmation of 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 record contains seven suggested comparable sales for the Board's consideration which includes two comparables common to both parties. The Board gives less weight to the appellant's comparables which includes the parties' two common comparables as all lack basement foundations when compared to the subject. The Board gives less weight to board of review comparable #3 due to its 2017 sale date being less proximate in time to the January 1, 2019 assessment date than the other sales in the record.

The Board finds the best evidence of market value to be board of review comparables #1 and #2 as both have basement foundations and are similar in location, age, dwelling size, and features. The comparables sold in April and September 2019 for prices of \$365,000 and \$369,900 or for \$161.08 and \$191.46 per square foot of living area, including land. The Board finds board of review comparable #2 is the same model as the subject and identical or nearly identical in age, dwelling size, and features. The subject's assessment reflects a market value of \$344,548 or \$178.34 per square foot of living area, including land, which falls below the two best comparable

sales in this record on an overall price basis and is bracketed on a price per square foot basis. Furthermore, the subject's market value is considerably lower than the sale price of the same model home as the subject. Therefore, after considering adjustments to the best comparable sales for differences when compared to the subject, the Board finds the estimated market value as reflected by the assessment is well supported and a reduction in the subject's assessment is not warranted.

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 15, 2022



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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COUNTY

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