



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

APPELLANT: Aurel Crisan
DOCKET NO.: 19-04879.001-R-1
PARCEL NO.: 06-19-105-254

The parties of record before the Property Tax Appeal Board are Aurel Crisan, 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: \$1,644
IMPR.: \$28,175
TOTAL: \$29,819

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 one-story residential condominium unit with a vinyl siding exterior containing 944 square feet of living area. The condominium was constructed in 2002. Features of the property include a slab foundation, central air conditioning, two bedrooms, two bathrooms, and a detached one-car garage with 231 square feet of building area. The property is located in Round Lake Beach, Avon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on 10 comparable sales improved with one-story residential condominium units with vinyl siding and each containing 944 square feet of living area. The units were constructed from 1999 to 2002. Each property has a slab foundation, one bedroom, one bathroom, and a detached garage with 231 square feet of building area. Six comparables have central air conditioning. Each property is located in the same neighborhood as the subject

property. These properties sold from April 2018 to June 2019 for prices ranging from \$72,350 to \$85,000 or from \$76.64 to \$90.04 per square foot of living area. The appellant requested the subject's assessment be reduced to \$26,744

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$29,819. The subject's assessment reflects a market value of \$90,663 or \$96.04 per square foot of living area 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 5 comparable sales improved with one-story residential condominium units with vinyl siding containing either 944 or 974 square feet of living area. The units were constructed from 1999 to 2002. Each property has a slab foundation, central air conditioning and an attached or detached garage with 231 or 233 square feet of building area. Four of the comparables have two bedrooms and two bathrooms. One comparable has one bedroom and two bathrooms. Each property is located in the same neighborhood as the subject property. These properties sold from February 2018 to October 2019 for prices ranging from \$90,000 to \$106,000 or from \$95.34 to \$108.83 per square foot of living area.

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 15 comparables sales in support of their respective positions. The comparables are similar to the subject property in location, dwelling size and age. The Board, however, gives less weight to the appellant's comparables as these properties are improved with one-bedroom and one-bathroom units, inferior to the subject's two-bedroom and two-bathroom configuration. Additionally, appellant's comparables #6, #7, #9 and #10 do not have central air conditioning whereas the subject property has central air conditioning. Similarly, the Board gives less weight to board of review comparable #4 as this property has one bedroom, inferior to the subject's two bedrooms. The Board finds the best evidence of market value to be board of review comparable sales #1, #2, #3, and #5. These properties are most similar to the subject in features as each has two bedrooms and two bathrooms like the subject property. These most similar comparables sold for prices ranging from \$97,900 to \$106,000 or from \$100.51 to \$108.83 per square foot of living area. The subject's assessment reflects a market value of \$90,663 or \$96.04 per square foot of living area, including land, which is below 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: 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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APPELLANT

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COUNTY

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