



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

APPELLANT: Mike Milosavljevic
DOCKET NO.: 19-05090.001-R-1
PARCEL NO.: 11-09-307-012

The parties of record before the Property Tax Appeal Board are Mike Milosavljevic, 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: \$ 52,605
IMPR.: \$168,728
TOTAL: \$221,333

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 3,652 square feet of living area. The dwelling was constructed in 1996. Features of the home include a full basement, central air conditioning, a fireplace and an 815 square foot garage. The property has an 11,960 square foot site and is located in Libertyville, Libertyville Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on six comparable sales, four of which are located in the same assessment neighborhood code as the subject and the remaining two properties are located approximately .5 of a mile from the subject. In a brief, the appellant noted that the properties outside the subject's immediate neighborhood have higher quality grades of very good+ as compared to the subject's quality grade of good+. Although there is no land size data reported

for the two more distant properties, the four nearby parcels range in size from 10,450 to 14,100 square feet of land area. Each comparable is improved with a two-story dwelling of wood siding or wood siding and brick exterior construction that was built between 1984 and 1998, where comparables #3 and #5 have somewhat newer effective ages of 1988 and 1997, respectively. The homes range in size from 2,816 to 4,076 square feet of living area. Each dwelling has a basement, central air conditioning, one or two fireplaces and a garage ranging in size from 444 to 911 square feet of building area. Comparable #1 has an inground swimming pool. The properties sold from December 2017 to August 2019 for prices ranging from \$400,000 to \$777,000 or from \$138.79 to \$201.37 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduced total assessment of \$195,971 which would reflect a market value of \$587,972 or \$161.00 per square foot of living area, including land, when applying the statutory level of assessment of 33.33%.

The board of review submitted two separate sets of its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$221,333. The subject's assessment reflects a market value of \$672,949 or \$184.27 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. The board of review postmarked evidence on April 1, 2021, setting forth five comparable properties with respective Multiple Listing Service (MLS) data sheets attached. Then, on April 8, 2021, the board of review postmarked a second set of evidence setting forth three duplicate properties and two new comparables. For ease of reference, the Board has renumbered the second set of comparables as adding comparables #6 and #7 for consideration. Finally, board of review comparables #3 and #5 are the same properties as the appellant's comparables #6 and #4, respectively.

In support of its contention of the correct assessment and utilizing both grid analyses that were submitted due to the lack of certain data in the first filing, the board of review submitted information on a total of seven comparable sales. Comparables #5, #6 and #7 are each located in the same assessment neighborhood code as the subject property and all of the comparables are within .74 of a mile from the subject. While there is no lot size information for the common comparable, the remaining six parcels range in size from 10,710 to 21,600 square feet of land area. Each comparable is improved with a two-story dwelling of brick or wood siding exterior construction that was built between 1983 and 2001, where comparables #1 and #6 have somewhat newer effective ages of 1990 and 1988, respectively. The homes range in size from 2,816 to 3,874 square feet of living area. Each dwelling has a basement, central air conditioning, one or two fireplaces and a garage ranging in size from 444 to 911 square feet of building area. Comparable #4 has an inground swimming pool. The properties sold from June 2018 to June 2020 for prices ranging from \$410,000 to \$760,000 or from \$142.36 to \$201.37 per square foot of living area, including land. Based on the foregoing timely submissions of evidence, the board of review requested confirmation of the subject's estimated market value as reflected by its 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 a total of eleven comparable sales, with two common properties presented by both parties, to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #1 through #5 and board of review comparables #5, #6 and #7, which includes one of the common properties, due to the substantial differences in dwelling sizes of these homes as compared to the subject dwelling containing 3,652 square feet of living area. Reduced weight has been afforded to board of review comparable #4 which has an inground swimming pool that is not a feature of the subject property.

The Board finds the best evidence of market value to be a common property of appellant's comparable sale #6/board of review comparable sale #3 along with board of review comparables #1 and #2. These three most similar comparables to the subject in age, dwelling size and/or several features sold from February 2019 to January 2020 for prices ranging from \$692,500 to \$760,000 or from \$193.97 to \$201.37 per square foot of living area, including land. The subject's assessment reflects a market value of \$672,949 or \$184.27 per square foot of living area, including land, which is below the range established by the best comparable sales in this record both in terms of overall value and on a per-square-foot basis. After considering appropriate adjustments for differences such as quality grade as noted by the appellant's brief as to the remaining best common comparable, the Board finds a reduction in the subject's assessment is not justified as the subject is already below the value of the best comparables.

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:

April 19, 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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