



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

APPELLANT: Russell Filip
DOCKET NO.: 19-05399.001-R-1
PARCEL NO.: 15-23-102-006

The parties of record before the Property Tax Appeal Board are Russell Filip, 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: \$66,206
IMPR.: \$125,732
TOTAL: \$191,938

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 part 1-story and part 2-story dwelling of frame and brick construction with 3,272 square feet of living area. The dwelling was constructed in 1967 but has a 1979 effective age. Features of the home include a crawl-space foundation, central air conditioning, three fireplaces, an attached 775 square foot garage and a 960 square foot swimming pool. The property has a 20,910 square foot site and is located in Lincolnshire, 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 that are located from .07 to .45 of a mile from the subject. The comparables have sites ranging in size from 7,405 to 37,026 square feet of land area that are improved with 2-story dwellings of brick or brick and frame construction containing from 2,622 to 3,986 square feet of living area. The homes were built

from 1976 to 1995. Two of the comparables have crawl-space foundations and two comparables did not have their foundation type disclosed. Each comparable has central air conditioning, one or two fireplaces and an attached garage ranging in size from 440 to 672 square feet of building area. The comparables sold from June 2018 to July 2019 for prices ranging from \$360,000 to \$645,000 or from \$112.22 to \$194.34 per square foot of living area, including land.

Based on this evidence the appellant requested that the subject's assessment be reduced to \$165,765.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$191,938. The subject's assessment reflects a market value of \$583,576 or \$178.35 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 that are located from .07 of a mile to 1.11 miles from the subject. The board of review's comparable #3 is the same property as the appellant's comparable #4. The comparables have sites ranging in size from 19,600 to 37,030 square feet of land area that are improved with 1.5-story and 2-story dwellings of wood siding, brick or brick and wood siding exterior construction containing from 3,008 to 3,364 square feet of living area. The homes were built from 1964 to 1980 but have from 1967 to 1981 effective ages. Four of the comparables have basements, two of which have finished area. Each comparable has central air conditioning, one or two fireplaces and an attached garage ranging in size from 506 to 667 square feet of building area. The comparables sold from June to December 2019 for prices ranging from \$575,000 to \$670,000 or from \$170.93 to \$202.17 per square foot of living area, including land.

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 parties submitted a total of eight comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #1, #2 and #3, due to the lack of information regarding their foundation type or their significantly smaller size when compared to the subject. The Board also gives less weight to the board of review's comparables #2 and #4, due to their dissimilar basement foundations with finished area when compared to the subject. The Board finds the parties' remaining comparables, which includes the parties' common comparable, are similar to the subject in location, style, age, size and features. However, two of the best comparables have a basement foundation, unlike the subject, and each lacks a swimming pool, which is a feature of the subject. Nevertheless, the best comparables sold for prices ranging from

\$585,000 to \$645,000 or from \$190.48 to \$194.48 per square foot of living area, including land. The subject's assessment reflects a market value of \$583,576 or \$178.35 per square foot of living area, including land, which falls below the range established by the best comparable sales in this record. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's assessment is well supported 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: March 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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