



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

APPELLANT: Marina Snopova  
DOCKET NO.: 19-05521.001-R-1  
PARCEL NO.: 15-05-103-059

The parties of record before the Property Tax Appeal Board are Marina Snopova, 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:** \$28,823  
**IMPR.:** \$56,024  
**TOTAL:** \$84,847

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 duplex of frame construction with 1,403 square feet of living area. The dwelling was constructed in 1994. Features of the home include an unfinished basement, central air conditioning, two fireplaces and an attached 440 square foot garage. The property has a 4,360 square foot site and is located in Mundelein, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales that are located from .14 to .22 of a mile from the subject. Comparable #3 is located within the same neighborhood code as the subject. The comparables have sites with 3,485 or 4,356 square feet of land area that are improved with two-story duplexes of frame construction containing from 1,390 to 1,698 square feet of living area. The homes were built in 1995 or 1996 and have basements with finished

area.<sup>1</sup> The comparables have central air conditioning and an attached garage ranging in size from 400 to 484 square feet of building area. Two comparables each have a fireplace. The comparables sold from July 2017 to August 2019 for prices ranging from \$230,000 to \$280,000 or from \$153.67 to \$165.47 per square foot of living area, including land. Based on this evidence the appellant requested that the subject's assessment be reduced to \$74,819.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$84,847. The subject's assessment reflects a market value of \$257,972 or \$183.87 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 three comparable sales that are located from .12 to .21 of a mile from the subject. Comparables #1 and #3 are located within the same neighborhood code as the subject. The board of review's comparable #2 is the same property as the appellant's comparable #2. The comparables have sites ranging in size from 3,480 to 4,360 square feet of land area that are improved with two-story duplexes with wood siding exterior construction containing from 1,312 to 1,698 square feet of living area. The homes were built in 1995 or 1996 and have basements with finished area. The comparables have central air conditioning and an attached garage ranging in size from 391 to 484 square feet of building area. One comparable has a fireplace. The comparables sold in May or June 2018 for prices ranging from \$255,000 to \$280,000 or from \$164.90 to \$194.36 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 five comparable sales for the Board's consideration, one of which was submitted by both parties. The Board gives less weight to the appellant's comparables #1 and #2, as well as the board of review's common comparable #2, due to their locations outside of the subject's neighborhood code. In addition, the appellant's comparable #1 has a sale date occurring greater than 17 months prior to the January 1, 2019 assessment date at issue. The Board finds the parties' remaining comparables are more similar to the subject in location, style, age, size and features. These comparables also sold proximate in time to the assessment date at issue. The best comparables sold from May 2018 to August 2019 for prices ranging from \$230,000 to \$262,000 or from \$165.47 to \$194.36 per square foot of living area, including land. The subject's assessment reflects a market value of \$257,972 or \$183.87 per

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<sup>1</sup> The appellant's Multiple Listing Service (MLS) data reveals that all of the appellant's comparables have finished basement area.

square foot of living area, including land, which falls within the range established by the best comparable sales in the record. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. 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: 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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COUNTY

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