



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

APPELLANT: Alex Politanski  
DOCKET NO.: 19-05694.001-R-1  
PARCEL NO.: 05-01-101-009

The parties of record before the Property Tax Appeal Board are Alex Politanski, 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:** \$92,401  
**IMPR.:** \$114,726  
**TOTAL:** \$207,127

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 one-story dwelling, with wood siding exterior construction containing 2,852 square feet of living area. The dwelling was constructed in 2014. Features of the home include a crawl-space foundation, central air conditioning, a fireplace and an attached 676 square foot garage. The property has a 28,350 square foot site and is located in Lake Villa, Lake Villa 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 .19 to .37 of a mile from the subject and within the same neighborhood code as the subject. The comparables have sites ranging in size from 11,850 to 18,500 square feet of land area that are improved with one-story or two-story dwellings with brick or wood siding exterior construction containing from 2,457 to 3,332 square feet of living area. The dwellings were built in 1951 or 1987, with the

home built in 1951 having a 1975 effective age. One comparable has a full unfinished basement and two comparables have crawl-space foundations. Each comparables has central air conditioning, one or two fireplaces and an attached garage ranging in size from 420 to 805 square feet of building area. One comparable has a metal utility shed. The comparables sold from February 2018 to February 2019 for prices ranging from \$415,000 to \$642,500 or from \$165.07 to \$226.31 per square foot of living area, including land. The appellant's submission included a brief noting the differences in features of the appellant's comparables, when compared to the subject.

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 \$207,127. The subject's assessment reflects a market value of \$629,757 or \$220.81 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 four comparable sales that are located from .22 to .99 of a mile from the subject and within the same neighborhood code as the subject. The board of review's comparable #1 is the same property as the appellant's comparable #3. The comparables have sites ranging in size from 10,210 to 28,020 square feet of land area that are improved with one-story or two-story dwellings with brick or wood siding exterior construction containing from 1,738 to 2,839 square feet of living area. The dwellings were built from 1951 to 2000, with the home built in 1951 having a 1975 effective age. Two of the comparables have partially finished full basements, one with a walkout, and two comparables have crawl-space foundations. Each comparables has central air conditioning, one or two fireplaces and an attached garage ranging in size from 420 to 930 square feet of building area. One comparable has a wood deck. The comparables sold from November 2017 to June 2019 for prices ranging from \$535,000 to \$700,000 or from \$226.31 to \$307.83 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 six comparable sales for the Board's consideration. The Board gives less weight to the board of review's comparables #2 and #4, due to their sale date occurring greater than 13 months prior to the January 1, 2019 assessment date at issue and/or their significantly smaller dwelling size when compared to the subject. The Board finds the parties' remaining comparables are similar to the subject in location, size and some features. However,

two of the parties' best comparables have a basement foundation, unlike the subject, and each of the best comparables are significantly older than the subject. Nevertheless, the best comparables sold from February 2018 to June 2019 for prices ranging from \$415,000 to \$700,000 or from \$165.07 to \$256.98 per square foot of living area, including land. The subject's assessment reflects a market value of \$629,757 or \$220.81 per 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, such as their significantly older age, the Board finds the subject's estimated market value as reflected by its assessment is supported. Based on this record 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:

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

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Alex Politanski, by attorney:  
Ronald Kingsley  
Lake County Real Estate Tax Appeal, LLC  
13975 W. Polo Trail Drive  
#201  
Lake Forest, IL 60045

COUNTY

Lake County Board of Review  
Lake County Courthouse  
18 North County Street, 7th Floor  
Waukegan, IL 60085