



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

APPELLANT: Charles Wachs
DOCKET NO.: 19-06824.001-R-1
PARCEL NO.: 14-24-200-019

The parties of record before the Property Tax Appeal Board are Charles Wachs, the appellant, by attorney Andrew J. Rukavina of The Tax Appeal Company in Mundelein; 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: \$95,458
IMPR.: \$247,521
TOTAL: \$342,979

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 6,872 square feet of living area. The dwelling was constructed in 1848 and has a reported effective age of 1985 due to remodeling in 1985 and an addition constructed in 2009. Features of the home include an unfinished basement, central air conditioning, three fireplaces, a 938 square foot attached garage, a 1,656 square foot detached garage and two metal sheds with 120 and 384 square feet of building area. The property has a 5.05-acre site and is located in Long Grove, Ela 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 located from .52 of a mile to 1.52 miles from the subject property, one of which has the same assessment neighborhood code as the subject. The comparables have sites that range in size from approximately 1.02 to 4.35 acres of

land area. The comparables are improved with two-story dwellings of brick or brick and wood siding exterior construction ranging in size from 5,186 to 6,107 square feet of living area. The dwellings were built from 1951 to 1991. The comparables each have a basement, three of which are finished with a recreation room. Each comparable has central air conditioning, from one to three fireplaces and an attached garage ranging in size from 792 to 1,035 square feet of building area. These properties sold from September 2017 to September 2018 for prices ranging from \$503,000 to \$699,000 or from \$86.86 to \$134.79 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$270,637, which would reflect a market value of \$811,992 or \$118.16 per square foot of living area, including land, when using the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$342,979. The subject's assessment reflects a market value of \$1,042,806 or \$151.75 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 located from .48 to .85 of a mile from the subject property, none of which have the same assessment neighborhood code as the subject. The comparables have sites that range in size from approximately 1.39 to 3.17 acres of land area. The comparables are improved with two-story dwellings of brick, Dryvit, or wood siding and brick exterior construction ranging in size from 7,163 to 7,918 square feet of living area. The dwellings were built from 1999 to 2006. The comparables each have a basement, one of which is finished with a recreation room, and one of which has a walk-out design. Each comparable has central air conditioning, from four to seven fireplaces and an attached garage ranging in size from 1,010 to 1,238 square feet of building area. These properties sold from April 2018 to December 2019 for prices ranging from \$1,200,000 to \$1,350,000 or from \$157.87 to \$183.58 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 record contains eight suggested comparable sales for the Board's consideration. The Board finds none of the comparables are truly similar to the subject due to significant differences in location, site size, dwelling size, age, and/or features. The Board has given less weight to the appellant's comparables and board of review comparable #3 due to their dissimilar dwelling sizes when compared to the subject dwelling and/or their distant locations from the subject being more than one mile away. Furthermore, the appellant's comparable #2 has a sale date occurring

in 2017, which is dated and less likely to be indicative of the subject's market value as of the January 1, 2019 assessment date.

The Board finds the best evidence of market value to be board of review comparables #1, #2 and #4. These three comparables sold proximate in time to the assessment date at issue and are overall more similar to the subject in location, dwelling size, design and some features. However, each comparable is newer in age when compared to the subject, suggesting a downward adjustment would be required to make the comparables more equivalent to the subject. Nevertheless, these three comparables sold from April 2018 to December 2019 for prices ranging from \$1,200,000 to \$1,350,000 or from \$164.32 to \$183.58 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,042,806 or \$151.75 per square foot of living area, including land, which falls below the range established by the more similar comparable sales in this record both in terms of overall market value and on a price per square foot basis but appears to be justified given its older age. Therefore, based on this record and after considering adjustments to the comparables for differences from the subject, the Board finds no reduction in the subject's estimated market value as reflected by its assessment is warranted.

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:

May 17, 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

Charles Wachs, by attorney:
Andrew J. Rukavina
The Tax Appeal Company
28643 North Sky Crest Drive
Mundelein, IL 60060

COUNTY

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