



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

APPELLANT: Michael Bilenkis  
DOCKET NO.: 19-07326.001-R-1  
PARCEL NO.: 15-06-410-009

The parties of record before the Property Tax Appeal Board are Michael Bilenkis, the appellant, by attorney Robert Rosenfeld of Robert H. Rosenfeld and Associates, LLC in Chicago, 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:** \$29,712  
**IMPR.:** \$98,163  
**TOTAL:** \$127,875

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 containing 2,280 square feet of living area. The dwelling was built in 1989 and is approximately 30 years old. Features of the home include a partial basement with a 563 square foot recreation room, central air conditioning, one fireplace and an attached garage with 420 square feet of building area. The property has a 7,540 square foot site and is located in Vernon Hills, Vernon Township, Lake County.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument the appellant submitted information on four equity comparables improved with two-story dwellings of wood siding exterior construction each with 2,280 square feet of living area. The dwellings are 29 or 30 years old. Each comparable has an unfinished full basement, central air conditioning, and an attached garage with 420 square feet of

building area. The comparables have the same assessment neighborhood code as the subject property and are located within .36 of one mile from the subject property. The improvement assessments on these properties range from \$93,111 to \$93,883 or from \$40.84 to \$41.18 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$93,594.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$127,875. The subject property has an improvement assessment of \$98,163 or \$43.05 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on five equity comparables improved with two-story dwellings of wood siding exterior construction with 2,280 or 2,386 square feet of living area. The dwellings were built in 1989 or 1991. Each comparable has a full or partial basement with three having recreation rooms ranging in size from 603 to 855 square feet, central air conditioning, and an attached garage with 420 square feet of building area. Comparables #1 and #2 have one fireplace. The comparables have the same assessment neighborhood code as the subject property and are located within .38 of one mile from the subject property. The improvement assessments on these properties range from \$97,031 to \$102,661 or from \$42.55 to \$45.03 per square foot of living area.

### **Conclusion of Law**

The appellant contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). 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 information on nine comparables submitted by the parties that are similar to the subject in location, style, age and dwelling size. Less weight is given the appellant's comparables and board of review comparables #4 and #5 as each property has an unfinished basement and no fireplace, inferior to the subject's partial basement with finished area and one fireplace. The Board finds the best evidence of assessment equity to be board of review comparables #1 through #3 as these properties have finished basement area and two of the three have one fireplace. These three comparables have improvement assessments that range from \$100,683 to \$102,661 or from \$44.16 to \$45.03 per square foot of living area. Board of review comparable #2 is the overall best comparables as it has a partial finished basement, rather than a full basement like board of review comparables #1 and #3, similar to the subject property and has an improvement assessment of \$100,683 or \$44.16 per square foot of living area. The subject's improvement assessment of \$98,163 or \$43.05 per square foot of living area falls below the range established by the best comparables in this record. Based on this record the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed 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:

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

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