



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

APPELLANT: Donald Salenger
DOCKET NO.: 19-07782.001-R-1
PARCEL NO.: 10-22-401-147

The parties of record before the Property Tax Appeal Board are Donald Salenger, 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: \$35,757
IMPR.: \$100,918
TOTAL: \$136,675

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 of brick and vinyl siding exterior construction with 2,477 square feet of living area. The dwelling was constructed in 2007 and is 12 years old. Features of the home include a concrete slab foundation, central air conditioning and a 540 square foot garage. The property has an approximately 8,380 square foot site and is located in Mundelein, Fremont Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on five comparable sales located from 1.09 to 1.83 miles from the subject property. The comparables have sites that range in size from 6,270 to 10,520 square feet of land area and are improved with one-story dwellings of vinyl siding exterior construction that range in size from 1,687 to 3,124 square feet of living area. The dwellings range in age from 9 to 12 years old. Four comparables have a concrete slab foundation and one comparable has a

basement with finished area. Each comparable has central air conditioning and a garage ranging in size from 400 to 642 square feet of building area. Two comparables each have one fireplace. The properties sold from January 2017 to December 2019 for prices ranging from \$167,500 to \$433,000 or from \$99.29 to \$150.15 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$112,279 which reflects a market value of \$336,871 or \$136.00 per square foot of living area, land included, when applying 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 \$136,675. The subject's assessment reflects a market value of \$415,552 or \$167.76 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 in the same assessment neighborhood code as the subject property. The comparables have sites that range in size from 9,000 to 9,900 square feet of land area and are improved with one-story dwellings that have a combination of vinyl, brick and stone exterior construction and range in size from 2,645 to 2,778 square feet of living area. The homes were built in 2007 or 2008. Each comparable has a concrete slab foundation, central air conditioning and a garage ranging in size from 460 to 660 square feet of building area. One comparable has a fireplace. The properties sold from June 2018 to September 2019 for prices ranging from \$440,000 to \$475,000 or from \$161.99 to \$179.58 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 a reduction in the subject's assessment is not warranted.

The parties submitted nine comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables along with board of review comparable #3 which differ from the subject in dwelling size, foundation type, are located more than one mile from the subject property and/or sold in 2017, less proximate to the January 1, 2019 assessment date than other comparables in the record.

The Board finds the best evidence of market value to be the remaining board of review comparables which are more similar to the subject in location, age, design, dwelling size and other features. These comparables sold from September 2018 to September 2019 for prices ranging from \$440,000 to \$475,000 or from \$165.91 to \$179.58 per square foot of living area, including land. The subject's assessment reflects a market value of \$415,552 or \$167.76 per square foot of living area, including land, which falls below the range established by the best

comparable sales in this record on an overall basis and within the range on a per square foot basis. Given the subject's slightly smaller dwelling size and site size, relative to the best comparable sales in the record, an overall value below the range appears to be logical. After considering appropriate adjustments to the comparables for differences from the subject, 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: 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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