



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

APPELLANT: Robert Tupanjac
DOCKET NO.: 19-07906.001-R-2
PARCEL NO.: 16-07-203-027

The parties of record before the Property Tax Appeal Board are Robert Tupanjac, the appellant, by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Park Ridge; 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: \$199,267
IMPR.: \$407,097
TOTAL: \$606,364

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 brick exterior construction with 8,752 square feet of living area. The dwelling was constructed in 2000. Features of the home include a basement with finished area, central air conditioning, two fireplaces, an 800 square foot garage, an inground swimming pool and a tennis court. The property has an approximately 80,589 square foot site and is located in Lake Forest, West Deerfield Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted a grid analysis and Multiple Listing Service (MLS) sheets with information on three comparable sales located in the same assessment neighborhood code as the subject property. The comparables have sites with either 60,110 or 60,550 square feet of land area and are improved with two-story dwellings of brick exterior construction that range in size from 6,798 to 10,969 square feet of living area. The dwellings were built in 1989 or 1990. Each

comparable has a basement, two with finished area, central air conditioning, two to seven fireplaces and a garage ranging in size from 812 to 1,407 square feet of building area. Each of the comparables have an inground swimming pool, comparable #1 has a pool house and comparable #3 has an elevator and heated garage features. The properties sold from March to July 2018 for prices ranging from \$1,145,000 to \$1,725,000 or from \$157.26 to \$183.88 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$492,616 which reflects a market value of \$1,477,996 or \$168.88 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 \$606,364. The subject's assessment reflects a market value of \$1,843,612 or \$210.65 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 located from 0.30 of a mile to one mile from the subject property and where two of the properties are also located in the same assessment neighborhood code as the subject. Board of review comparable #1 is the same property as the appellant's comparable #1. The properties have sites that range in size from 60,110 to 67,520 square feet of land area and are improved with two-story dwellings of brick or wood siding exterior construction that range in size from 4,676 to 7,832 square feet of living area. The homes were built from 1988 to 2001. Each comparable has a basement with finished area, central air conditioning, two or three fireplaces and a garage ranging in size from 812 to 936 square feet of building area. Comparables #1 and #2 each have an inground swimming pool and comparable #1 also has a pool house. The properties sold from July to October 2018 for prices ranging from \$1,000,000 to \$2,000,000 or from \$183.88 to \$255.36 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 the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains five comparable sales for the Board's consideration, as one property was common to both parties. The Board gives less weight to the appellant's comparable #3 and board of review comparable #2 due to dissimilar dwelling sizes when compared to the subject.

The Board finds the best evidence of market value to be the remaining three comparables, including the common comparable, which are more similar to the subject in location, age, design, and dwelling size although each of these three best comparables has a smaller site size when compared to the subject site. These comparables sold from April to August 2018 for prices

ranging from \$1,145,000 to \$2,000,000 or from \$165.49 to \$255.36 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,843,612 or \$210.65 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. 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:

August 23, 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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