



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

APPELLANT: Dragan Kovacevic
DOCKET NO.: 19-07915.001-R-1
PARCEL NO.: 16-07-103-005

The parties of record before the Property Tax Appeal Board are Dragan Kovacevic, 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: \$91,501
IMPR.: \$285,128
TOTAL: \$376,629

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 4,600 square feet of living area. The dwelling was constructed in 1998. Features of the home include an unfinished basement,¹ central air conditioning, a fireplace and an 804 square foot garage. The property has an approximately 28,750 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) 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 20,486 to 35,671 square feet of land area and

¹ The Board finds the best description of the subject property was reported in the subject's property record card, submitted by the board of review.

are improved with two-story dwellings of brick exterior construction that range in size from 3,024 to 3,792 square feet of living area. The dwellings were built from 1968 to 1985. Each comparable has a basement with finished area,² central air conditioning, one or two fireplaces and 2-car garage. The properties sold from July 2017 to June 2018 for prices ranging from \$725,000 to \$900,000 or from \$191.19 to \$261.04 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$348,454 which reflects a market value of \$1,045,467 or \$227.28 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 \$376,629. The subject's assessment reflects a market value of \$1,145,117 or \$248.94 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 five comparable sales located from 0.37 of a mile to 1.38 miles from the subject with two comparables located in the same assessment neighborhood code as the subject property. Board of review comparable #2 is the same property as the appellant's comparable #1. The comparables have sites that range in size from 21,780 to 81,020 square feet of land area and are improved with two-story dwellings of brick, wood siding or brick and wood siding exterior construction that range in size from 3,282 to 5,492 square feet of living area. The homes were built from 1971 to 1999. Each comparable has a basement, four with finished area, central air conditioning, one to five fireplaces and a garage ranging in size from 504 to 864 square feet of building area. Comparable #3 has an inground swimming pool. The properties sold from May 2018 to July 2019 for prices ranging from \$875,000 to \$1,555,000 or from \$261.04 to \$294.47 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 eight comparable sales for the Board's consideration, as one property was common to both parties. The Board gives less weight to the appellant's comparables which differ from the subject in age, dwelling size and/or sold in 2017, less proximate in time to the January 1, 2019 assessment date at issue than other comparables in the record. The Board gives less weight to the board of review comparables #1, #2 and #3 which differ from the subject in dwelling size, age and/or feature an inground swimming pool not found in the subject property.

² Some property details for the appellant's comparables were corrected or amended with information reported in the MLS sheets submitted by the appellant.

The Board finds the best evidence of market value to be the remaining two board of review comparables which sold proximate to the January 1, 2019 assessment date and are more similar to the subject in age, design, dwelling size and other features although both of these comparables have finished basement area, in contrast with the subject's unfinished basement, suggesting a downward adjustment is needed to make these properties more equivalent to the subject. These two comparables sold in June 2018 and January 2019 for prices of \$1,220,000 and \$1,375,000 or for \$283.80 and \$294.47 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,145,117 or \$248.94 per square foot of living area, including land, which falls below the two best comparable sales in this record. Given the subject's unfinished basement, values below the two best comparables appear 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: July 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

Dragan Kovacevic, by attorney:
George N. Reveliotis
Reveliotis Law, P.C.
1030 Higgins Road
Suite 101
Park Ridge, IL 60068

COUNTY

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