



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

APPELLANT: Lazic Slavomir  
DOCKET NO.: 20-00074.001-R-1  
PARCEL NO.: 01-24-301-019

The parties of record before the Property Tax Appeal Board are Lazic Slavomir, the appellant, by attorney Gregory Riggs of Tax Appeals Lake County in Lake Zurich, and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds ***a reduction*** 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:** \$3,540  
**IMPR.:** \$0  
**TOTAL:** \$3,540

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 2020 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 vacant site with 8,490 square feet of land area located in Antioch, Antioch Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on six comparable sales composed of vacant sites ranging in size from 6,700 to 21,130 square feet of land area. The comparables are located from approximately 3.12 to 3.50 miles from the subject property. The sales occurred from August 2018 to April 2020 for prices ranging from \$8,500 to \$13,650 or from \$.65 to \$1.34 per square foot of land area. The appellant requested the subject's assessment be reduced to \$1,431.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$4,590. The subject's assessment reflects a market value of

\$13,788 or \$1.62 per square foot of land area when using the 2020 three-year average median level of assessment for Lake County of 33.29% 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 of vacant sites ranging in size from 13,070 to 77,100 square feet of land area. The comparables are located from approximately .72 to 2.08 miles from the subject property. The sales occurred from December 2018 to October 2020 for prices ranging from \$15,000 to \$37,000 or from \$.36 to \$1.15 per square foot of land area.

The board of review also submitted a statement from the township assessor asserting that the appellant's comparables were unqualified sales. The assessor also explained that comparables #1 and #2 were part of the same sale. Additionally, comparables #4, #5 and #6 were part of the same transaction and approximately 80% of these lots are in a flood zone and/or wetlands. The assessor also stated the subject property is in a desirable area with unobstructed lake views of the Chain O'Lakes.

### **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 sales in this record support a reduction in the subject's assessment.

The record contains eleven sales of vacant sites with varying degrees of similarity to the subject in size and location. These properties sold for prices ranging from \$.65 to \$1.34 per square foot of land area. The subject's assessment reflects a market value of \$1.62 per square foot of land area, which is above the range established by the comparable sales in this record. Although the assessor asserted the appellant's sales were unqualified no explanation or documentation was provided as foundation for this statement. Based on this evidence the Board finds a reduction in the subject's assessment is 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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