



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

APPELLANT: Steve Stubitz
DOCKET NO.: 20-00152.001-R-1
PARCEL NO.: 13-36-101-073

The parties of record before the Property Tax Appeal Board are Steve Stubitz, 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: \$59,786
IMPR.: \$163,525
TOTAL: \$223,311

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 two-story dwelling of brick exterior construction with 4,397 square feet of living area. The dwelling was constructed in 1996. Features of the home include a basement that is finished with a recreation room, central air conditioning, one fireplace, and an attached 768 square foot garage. The property has a 21,780 square foot site and is located in Barrington, Cuba Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales located within .47 miles from the subject, none of which have the same neighborhood code as the subject. The comparables have sites ranging in size from 15,340 to 81,460 square feet of land area and are improved with two-story dwellings of wood siding or brick exterior construction that were built from 1962 to 1996 with comparables #2 and #3 having effective years built of 1976 and 1989. The dwellings range

in size from 3,700 to 4,480 square feet of living area and have basements, two of which are finished with a recreation room. Each comparable has central air conditioning, one or four fireplaces and an attached garage ranging in size from 473 to 792 square feet of building area. Comparable #1 also has a 720 square foot detached garage. The comparables sold in February or July 2020 for prices ranging from \$550,000 to \$653,000 or from \$144.62 to \$160.00 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$223,311. The subject's assessment reflects a market value of \$670,805 or \$152.56 per square foot of living area, land included, 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 four comparable sales located within .52 miles from the subject, one of which has the same neighborhood code as the subject. Board of review comparable #1 is identical to appellant's comparable #1. The comparables have sites ranging in size from 15,250 to 81,460 square feet of land area and are improved with two-story dwellings of wood siding, brick, or brick and vinyl siding exterior construction that were built from 1987 to 2005. The dwellings range in size from 3,548 to 4,480 square feet of living area and have basements, two of which are finished with a recreation room. Each comparable has central air conditioning, one to four fireplaces and an attached garage ranging in size from 638 to 792 square feet of building area. Comparable #1 also has a 720 square foot detached garage. The comparables sold from August 2019 to August 2020 for prices ranging from \$585,000 to \$795,000 or from \$145.76 to \$222.75 per square foot of living area, including land. Based on this evidence, the board of review requests no change in the subject's assessment.

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 six suggested comparable sales for the Board's consideration as one comparable was common to both parties. The Board gives less weight to appellant's comparable #2 due to its significantly older age when compared to the subject.

The Board finds the best evidence of the subject's market value to be the parties' remaining comparables which includes the common comparable. These comparables have varying degrees of similarity to the subject in location, age, dwelling size and features. These comparables sold from August 2019 to August 2020 for prices ranging from \$585,000 to \$795,000 or from \$144.62 to \$222.75 per square foot of living area, including land. The subject's assessment reflects a market value of \$670,805 or \$152.56 per square foot of living area, including land, which is within the

range established by the best comparable sales in the record. Based on this evidence and after considering adjustments to the best comparable sales for differences when compared to the subject, the Board finds the appellant did not prove by a preponderance of the evidence that a reduction in the subject's assessment is justified based on overvaluation.

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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