



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

APPELLANT: Mario Rogic
DOCKET NO.: 20-02266.001-R-1
PARCEL NO.: 15-23-201-013

The parties of record before the Property Tax Appeal Board are Mario Rogic, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld and Associates, LLC in Chicago; 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: \$63,344
IMPR.: \$296,917
TOTAL: \$360,261

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 is improved with a two-story dwelling of brick siding exterior construction with 5,109 square feet of living area. The dwelling was built in 2006 and is approximately 14 years old. Features of the property include a basement with finished area, central air conditioning, three fireplaces, and a 1,194 square foot attached garage. The property has an approximately 21,344 square foot site and is located in Lincolnshire, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on four comparable sales with the same neighborhood code as the subject property and located within 0.54 of a mile from the subject. The comparables are improved with two-story dwellings that range in size from 4,196 to 5,480 square feet of living area and situated on sites that range in size from 20,037 to 23,522 square feet of land area. The

dwellings are from 16 to 26 years old. Each comparable has a basement with three having finished area, central air conditioning, one or two fireplaces, and a garage ranging in size from 754 to 1,058 square feet of building area. The properties sold from April 2018 to December 2019 for prices ranging from \$705,000 to \$775,000 or from \$136.86 to \$177.18 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$278,525 reflecting a market value of \$835,659 or \$163.57 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's final assessment of \$360,261. The subject's assessment reflects an estimated market value of \$1,082,190 or \$211.82 square foot of living area, land included, when applying 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 the subject's assessment, the board of review submitted three comparable sales, two of which have the same neighborhood code as the subject property, and located from 0.17 of a mile to 1.00 mile from the subject property. The comparables are improved with two-story dwellings of brick or stone exterior construction that range in size from 4,729 to 5,169 square feet of living area and are situated on sites that range in size from 20,040 to 44,430 square feet of land area. The dwellings were built from 2007 to 2012. Each comparable has a basement with finished area, central air conditioning, two or three fireplaces, and an attached garage that ranges in size from 736 to 961 square feet of building area. The comparables sold from May 2019 to September 2020 for prices ranging from \$1,049,000 to \$1,240,000 or from \$221.82 to \$251.27 per square foot of living area land included. Based on this evidence, the board of review requested confirmation of 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 parties submitted seven suggested comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparable sales #1, #2 and #3 which differ from the subject in dwelling size and age. The Board also gives less weight to board of review comparable sale #3 which is located in a different neighborhood code than the subject.

The Board finds the best evidence of market value to be the parties' remaining comparables which are similar to the subject in location, design, age, dwelling size, and most features. The comparables sold from June 2019 to September 2020 for prices ranging from \$750,000 to \$1,182,000 or from \$136.86 to \$228.67 per square foot of living area, land included. The subject's assessment reflects a market value of \$1,082,190 or \$211.82 per square foot of living area, land included, which falls within the range established by the best comparable sales in the record. Based on this record and after considering adjustments to the best comparables for

differences when compared to the subject, the Board finds no reduction in the subject's estimated market value as reflected by its assessment is warranted.

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: October 18, 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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