



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

APPELLANT: Irina Belinsky Trustee
DOCKET NO.: 20-02498.001-R-1
PARCEL NO.: 10-13-112-018

The parties of record before the Property Tax Appeal Board are Irina Belinsky Trustee, the appellant, by attorney Joan Vasquez, of Property Tax Appeals, LLC in Palatine, 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: \$19,108
IMPR.: \$94,339
TOTAL: \$113,447

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 vinyl siding exterior construction with 2,710 square feet of living area. The dwelling was constructed in 1996. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a 440 square foot garage. The property has an approximately 7,410 square foot site and is located in Mundelein, Fremont 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 located in the same neighborhood code as the subject and within .36 of a mile from the subject. The comparable parcels contain either 7,405 or 8,710 square feet of land area and are each improved with a two-story dwelling of either vinyl siding or brick and vinyl siding exterior construction. The homes were built in either 1994 or 1995 and range in size from 2,425 to 2,571 square feet of living area. Each dwelling has a

basement, two of which have finished area. Features include central air conditioning and a two-car garage. Three of the comparables each have a fireplace. The properties sold from March to November 2020 for prices ranging from \$255,000 to \$330,000 or from \$102.49 to \$134.80 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduced total assessment of \$107,489 which would reflect a market value of \$322,499 or \$119.00 per square foot of living area, including land, 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 \$113,447. The subject's assessment reflects a market value of \$340,784 or \$125.75 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 five comparable sales located in the same neighborhood code as the subject and within .38 of a mile from the subject. The comparable parcels range in size from 6,970 to 11,330 square feet of land area and are each improved with a two-story dwelling of vinyl siding exterior construction. The homes were built in either 1995 or 1996 and range in size from 2,452 to 2,930 square feet of living area. Each dwelling has a basement with finished area, central air conditioning, a fireplace and a garage ranging in size from 440 to 703 square feet of building area. The properties sold from May 2019 to December 2020 for prices ranging from \$340,000 to \$369,000 or from \$125.94 to \$142.74 per square foot of living area, including land. 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 a total of nine comparable sales to support their respective positions before the Property Tax Appeal Board. The comparables present varying degrees of similarity to the subject property. Seven of the comparables include finished basement area which is not a feature of the subject property and would require downward adjustments to make these comparables more equivalent to the subject. The comparables in this record sold from May 2019 to December 2020 for prices ranging from \$255,000 to \$369,000 or from \$102.49 to \$142.74 per square foot of living area, including land. The subject's assessment reflects a market value of \$340,784 or \$125.75 per square foot of living area, including land, which is within the range established by the comparable sales in this record. Furthermore, when considering the two comparables, appellant's comparables #2 and #3, with unfinished basements, the subject's estimated market value is bracketed by these two properties on a square-foot basis although the subject's overall value is greater, which is also to be expected given that the subject is larger than

each of these comparables. Based on this evidence and after considering appropriate adjustments to the comparables for differences when compared to 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:

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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APPELLANT

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COUNTY

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