



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

APPELLANT: Karol & Rozalia Stankoiewicz
DOCKET NO.: 20-03250.001-R-1
PARCEL NO.: 14-21-112-013

The parties of record before the Property Tax Appeal Board are Karol & Rozalia Stankoiewicz, the appellants, by attorney Abby L. Strauss, of Schiller Law P.C. 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: \$14,240
IMPR.: \$91,233
TOTAL: \$105,473

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 split-level dwelling¹ with wood siding exterior construction containing 1,443 square feet of above-ground living area. The dwelling was built in 1970 and features a finished lower level, central air conditioning, a fireplace, and an attached garage with 506 square feet of building area. The property has a site of approximately 8,440 square feet and is located in Lake Zurich, Ela Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument, the appellants submitted information on five comparable sales located within the same assessment neighborhood code as the subject property. The comparables have lot sizes ranging from 8,560 to 9,810 and are improved with two, 2-story and three, split-level dwellings of wood siding

¹ Although the appellants describe the subject as a 1-story design home, the photos of the subject, along with the schematic drawing and description contained in the property record card depict the subject as a split-level dwelling.

exterior construction that contain either 1,456 or 1,597 square feet of above-ground living area. The dwellings were built in 1970 or 1971. The 2-story homes each have a concrete slab foundation and the remaining comparables each feature a finished lower level. Each comparable has central air conditioning and an attached garage containing either 479 or 506 square feet of building area. One comparable has a fireplace. The comparables sold from January 2019 to May 2020 for prices ranging from \$270,000 to \$300,000 or from \$169.07 to \$206.04 per square foot of above-ground living area, including land. Based on this evidence, the appellants requested the subject's total assessment be reduced to \$90,999.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$105,473. The subject's assessment reflects a market value of \$316,831 or \$219.56 per square foot of above-ground 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 the same assessment neighborhood code as the subject property. The comparables are improved with split-level dwellings with wood siding exterior construction each containing 1,456 square feet of above-ground living area. The dwellings were built in 1970 or 1971. Each comparable features a finished lower level, central air conditioning, and an attached garage containing 506 square feet of building area. Two comparable each have a fireplace. The comparables sold from April 2019 to September 2020 for prices ranging from \$320,000 to \$352,000 or from \$219.78 to \$241.76 per square foot of above-ground living area, including land. Based on this evidence, the board of review requested the assessment remain unchanged.

Conclusion of Law

The appellants contend 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 appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the parties submitted a total of nine comparable sales in support of their respective positions before the Property Tax Appeal Board. The Board gave less weight to appellants' comparables #1 and #3 based on their 2-story designs and concrete slab foundations, dissimilar from the subject's split-level style with finished lower level. The remaining comparables in the record are similar to the subject in style, age, lot size, dwelling size, finished lower-level area, garage size, and other features. These comparables sold from April 2019 to September 2020 for prices ranging from \$281,000 to \$352,000 or from \$192.99 to \$241.76 per square foot of above-ground living area, land included. The subject's assessment reflects a market value of \$316,831 or \$219.56 per square foot of living area which falls within the range established by the best comparable sales in this record, both in terms of overall market value and on a per square foot of above-ground living area basis. On this record, the Board finds that the appellants did not demonstrate by a preponderance of the evidence that the subject property is overvalued and, therefore, no reduction 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:

December 20, 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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