



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

APPELLANT: Michael Aranovich
DOCKET NO.: 20-03451.001-R-1
PARCEL NO.: 15-17-202-009

The parties of record before the Property Tax Appeal Board are Michael Aranovich, the appellant, by attorney Ronald Kingsley of Lake County Real Estate Tax Appeal, LLC in Lake Forest, 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: \$45,801
IMPR.: \$171,317
TOTAL: \$217,118

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 wood siding and brick exterior construction built in 1991 that contains 4,083 square feet of living area. Features of the home include a full basement that is partially finished, central air conditioning, one fireplace and an attached garage with 866 square feet of building area. The property has a site with approximately 44,770 square feet of land area located in Long Grove, 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 improved with two-story dwellings of frame, brick or frame and brick exterior construction that range in size from 3,676 to 4,710 square feet of living area. The homes were built from 1989 to 1994. Each property has a basement with two having finished area, central air conditioning, one to four fireplaces, and an

attached garage ranging in size from 740 to 888 square feet of building area. The comparables have sites ranging in size from 46,491 to 59,295 square feet of land area and are located from approximately .22 to .40 of one mile from the subject property. The sales occurred from August 2018 to May 2019 for prices ranging from \$493,500 to \$660,000 or from \$105.95 to \$160.50 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$208,212.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$217,118. The subject's assessment reflects a market value of \$652,202 or \$159.74 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 improved with one-story¹ or two-story dwellings of brick, Dryvit, brick and wood siding, or Dryvit and brick exterior construction that range in size from 3,353 to 4,658 square feet of living area. The homes were built from 1989 to 1995. Each property has a full basement with two having finished area, central air conditioning, one or two fireplaces, and an attached garage ranging in size from 740 to 981 square feet of building area. Comparables #3 and #5 have inground swimming pools. The comparables have sites ranging in size from 52,060 to 77,040 square feet of land area and are located from approximately .32 to .45 of one mile from the subject property. The sales occurred from May 2019 to October 2020 for prices ranging from \$608,000 to \$825,000 or from \$166.92 to \$191.83 per square foot of living area, including land. Board of review comparable sale #2 is a subsequent sale of appellant's comparable #4.

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 information on nine comparable sales submitted by the parties to support their respective positions. Less weight is given appellant's comparable sale #1 due to differences from the subject dwelling in size, the lack of finished basement area, the three additional fireplaces in relation to the subject dwelling, and the date of sale was approximately one-year prior to the assessment date. The Board gives less weight to appellant's comparable sale #4 as the price is an outlier with reference to the other comparables in the record and the sale occurred in August 2018, least proximate in time to the assessment date in relation to the remaining comparable sales in the record. Less weight is given board of review comparable sales #3 and #5 as these properties have inground swimming pools, a feature the subject property does not have.

¹ Board of review comparable #4 is reported to be a one-story dwelling, however, the property has 1,725 square feet of ground floor area and 3,353 square feet of above ground living area, indicating the home may be a two-story dwelling.

Less weight is given board of review comparable #4 due to differences from the subject dwelling in size and perhaps style. The Board finds gives most weight to appellant's comparables #2 and #3 as well as board of review comparables #1 and #2. These comparables range in size from 3,676 to 4,658 square feet of living area and are generally similar to the subject in features with the exception appellant's comparable #3 and board of review comparable #1 have unfinished basements, unlike the subject's finished basement area, suggesting each comparable may need an upward adjustment to make them more equivalent to the subject property. These comparables sold for prices ranging from \$590,000 to \$777,500 or from \$154.12 to \$191.83 per square foot of living area, including land. The subject's assessment reflects a market value of \$652,202 or \$159.74 per square foot of living area, including land, which is within the range established by the best comparable sales in this record and well supported after considering the suggested adjustments to the comparables for differences from the subject. Based on this evidence the Board finds the assessment of the subject property as established by the board of review is correct and 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: January 17, 2023



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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