



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

APPELLANT: Sergey Shayevich  
DOCKET NO.: 20-03620.001-R-1  
PARCEL NO.: 15-33-304-138

The parties of record before the Property Tax Appeal Board are Sergey Shayevich, 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:** \$29,172  
**IMPR.:** \$82,596  
**TOTAL:** \$111,768

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 townhouse of brick exterior construction containing 1,829 square feet of living area. The dwelling was constructed in 1995. Features of the home include an unfinished basement, central air conditioning, and an attached garage with 357 square feet of building area. The property is located in Buffalo 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 townhomes of brick exterior construction that have either 1,765 or 1,802 square feet of living area. The homes were built in 1990 or 1995. Each property has a basement with one having finished area, central air conditioning, one fireplace and an attached garage with either 361 or 400 square feet of building area. The comparables are located within the same neighborhood as the subject and

within .09 of one mile of the subject property. The comparables sold from April 2019 to April 2020 for prices ranging from \$295,000 to \$345,500 or from \$167.14 to \$191.73 per square foot of living area. The appellant requested the subject's total assessment be reduced to \$106,681.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$111,768. The subject's assessment reflects a market value of \$335,740 or \$183.57 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 where board of review comparable #5 is the same property as appellant's comparable #4. The comparables are improved with two-story townhomes of brick or wood siding exterior construction that have either 1,765 or 1,802 square feet of living area. The homes were built in 1991 or 1995. One comparable has a crawl space foundation and four comparables have full or partial basements with three having finished area. Each comparable has central air conditioning, one or two fireplaces and an attached garage with either 361 or 400 square feet of building area. The comparables are located in the same neighborhood as the subject and within .09 of one mile from the subject property. The comparables sold from April 2019 to December 2020 for prices ranging from \$327,000 to \$364,000 or from \$185.27 to \$202.00 per square foot of living area.

### **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 eight comparable sales, one of which is common to both parties, to support their respective positions. The Board gives less weight to appellant's comparable #1 as this comparable is improved with a dwelling that is slightly smaller and five years older than the subject dwelling. The Board gives less weight to board of review comparable #1 as the property is improved with a dwelling that is slightly smaller than the subject dwelling, is slightly older than the subject dwelling, and is on a crawl space foundation which is unlike the subject's full unfinished basement. The Board gives most weight to appellant's comparables #2 through #4 and board for review comparables #2 through #5, which includes the common comparable. Each of these comparables is improved with a dwelling constructed in 1995 containing 1,802 square feet of living area. Each of these comparables has one or two fireplaces whereas the subject has no fireplace, and three of the comparables have finished basement area, whereas the subject has an unfinished basement, suggesting each comparable would require a downward adjustment for these features to make the comparables more equivalent to the subject property. These most similar comparables sold for prices ranging from \$320,000 to \$364,000 or from \$177.58 to \$202.00 per square foot of living area, including land. The subject's assessment reflects a market value of \$335,740 or \$183.57 per square foot of

living area, including land, which is at the low end of the range established by the best comparable sales in this record. After considering the adjustments to the comparables for differences from the subject property, 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: 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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COUNTY

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