



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

APPELLANT: Gene Nikitin
DOCKET NO.: 20-03763.001-R-1
PARCEL NO.: 15-28-307-015

The parties of record before the Property Tax Appeal Board are Gene Nikitin, 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: \$29,277
IMPR.: \$94,929
TOTAL: \$124,206

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 frame exterior construction with 2,040 square feet of living area. The dwelling was constructed in 1986. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 420 square foot garage. The property has an approximately 6,830 square foot site and 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 five comparable sales located within 0.44 of a mile from the subject property. The comparables have sites that range in size from 6,825 to 8,400 square feet of land area and are improved with two-story dwellings of frame exterior construction that range in size from 1,966 to 2,377 square feet of living area. The dwellings were built from 1979 to 1985. Each comparable has a basement, four with finished area, central air conditioning and a

garage ranging in size from 400 to 462 square feet of building area. Comparable #4 has an inground swimming pool. The properties sold from August 2018 to May 2020 for prices ranging from \$349,000 to \$415,000 or from \$170.29 to \$190.74 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$117,628 which reflects a market value of \$352,919 or \$173.00 per square foot of living area, land included, 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 \$124,206. The subject's assessment reflects a market value of \$373,103 or \$182.89 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 within 0.44 of a mile from the subject property. Board of review comparable #4 is the same property as the appellant's comparable #5. The comparables have sites that range in size from 6,830 to 9,330 square feet of land area and are improved with two-story dwellings of wood siding exterior construction that range in size from 1,966 to 2,124 square feet of living area. The homes were built from 1979 to 1987. Three comparables have a basement with finished area and two comparables have a concrete slab foundation. Each home has central air conditioning and a garage ranging in size from 400 to 462 square feet of building area. One comparable has a fireplace. The properties sold from March 2019 to November 2020 for prices ranging from \$375,000 to \$470,000 or from \$189.27 to \$230.39 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 nine comparable sales for the Board's consideration, as one property was common to both parties. The Board gives less weight to appellant comparables #1 and #4 which sold in 2018, less proximate to the January 1, 2020 assessment date than other comparables in the record and/or has an inground swimming pool, a feature lacking in the subject property. The Board gives less weight to board of review comparables #2 and #3 which have a slab foundation in contrast to the subject's basement foundation.

The Board finds the best evidence of market value to be appellant comparables #2, #3 and #5 along with board of review comparables #1, #4 and #5, which includes the common property. These best comparables are more similar to the subject in location, age, design, dwelling size and other features, although three of these homes feature a basement with finished area, suggesting downward adjustments are needed to make these properties more equivalent to the subject.

These properties sold from March 2019 to September 2020 for prices ranging from \$375,000 to \$470,000 or from \$174.13 to \$230.39 per square foot of living area, including land. The subject's assessment reflects a market value of \$373,103 or \$182.89 per square foot of living area, including land, which falls below the range established by the best comparable sales in this record on an overall market value basis and within the range on a per square foot basis. After considering appropriate adjustments to the comparables for differences from 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

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: February 21, 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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