



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

APPELLANT: Robert Romanchek
DOCKET NO.: 20-04222.001-R-1
PARCEL NO.: 12-30-100-004

The parties of record before the Property Tax Appeal Board are Robert Romanchek, 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: \$208,203
IMPR.: \$415,086
TOTAL: \$623,289

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 2.5-story dwelling of brick exterior construction with 6,653 square feet of living area. The dwelling was constructed in 1930 and has an effective age of 1940. Features of the home include a basement with finished area, central air conditioning, four fireplaces, a 576 square foot attached garage, a 960 square foot detached garage and a 1.5-story barn with finished area.¹ The property has an approximately 190,360 square foot site and is located in Lake Forest, Shields Township, Lake County.

¹ The Board finds the best description of the subject property was found in its property record cards which were submitted by the board of review and not refuted by the appellant. The Board further finds the appellant's appeal petition and grid analysis omitted any detailed information pertaining to the subject's finished basement and a 2,100 square foot barn with finished area. The Board also takes notice that the subject property was the subject of an appeal before this Board for prior tax years and that the record evidence reported the subject property to have a barn with finished area. In this appeal, the board of review submitted two property record cards, one of which included a 1.5-story building with finished area.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on six comparable sales located from 1.82 to 3.64 miles from the subject property. The comparables have sites that range in size from 46,609 to 242,629 square feet of land area and are improved with either a 1-story, a 1.5-story, a 1.75-story or a 2-story dwelling ranging in size from 5,990 to 7,734 square feet of living area. The dwellings were built from 1925 to 1998. Each comparable has a basement, central air conditioning, one or three fireplaces² and a garage ranging in size from 925 to 2,530 square feet of building area. The properties sold from July 2019 to July 2020 for prices ranging from \$2,000,000 to \$3,250,000 or from \$292.31 to \$458.68 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$576,536 which reflects a market value of \$1,729,781 or \$260.00 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 \$623,289. The subject's assessment reflects a market value of \$1,872,301 or \$281.42 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 four comparable sales located from 2.29 to 3.23 miles from the subject property. Board of review comparable #1 is the same property as the appellant's comparable #4. The comparables have sites that range in size from 27,250 to 55,760 square feet of land area and are improved with 1.5-story, 1.75-story or 2-story dwellings of wood siding, brick and wood siding or stone and wood siding exterior construction that range in size from 4,240 to 6,861 square feet of living area. The homes were built in 1925 or 1928 and have effective ages ranging from 1925 to 1939. Each comparable has a basement, with two having finished area. Each home has central air conditioning, one to three fireplaces and a garage ranging in size from 420 to 925 square feet of building area. Two comparables have finished attic area and two comparables each have an inground swimming pool. The properties sold from July 2019 to October 2020 for prices ranging from \$2,050,000 to \$2,300,000 or from \$320.65 to \$483.49 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.

² Fireplace count for appellant's comparable #4 was corrected with information submitted by the board of review.

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, #2, #5 and #6 which are from 23 to 68 years newer in age when compared to the subject. The Board gives less weight to the board of review's comparables #2, #3 and #4 which differ from the subject in dwelling size and/or have an inground swimming pool amenity which the subject lacks.

The Board finds the best evidence of market value to be appellant comparables #3 and #4 along with board of review comparable #1, the common property, which are more similar to the subject in age and dwelling size but have varying degrees of similarity to the subject in site size, basement finish and other features. Additionally, neither of these two best comparables have a barn with finished area like the subject. These comparables sold in January 2020 for prices of \$2,200,000 and \$3,250,000 or for \$320.65 and \$429.55 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$1,872,301 or \$281.42 per square foot of living area, including land, which falls below the two best comparable sales in this record. 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



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: March 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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