



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

APPELLANT: Michael Starovich
DOCKET NO.: 20-04402.001-R-1
PARCEL NO.: 11-22-206-026

The parties of record before the Property Tax Appeal Board are Michael Starovich, 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 **A Reduction** 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: \$77,805
IMPR.: \$248,599
TOTAL: \$326,404

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 brick exterior construction with 5,461 square feet of living area.¹ The dwelling was constructed in 1997. Features of the home include an unfinished basement, central air conditioning, two fireplaces and a 1,205 square foot garage. The property has a 21,567 square foot site and is located in Libertyville, Libertyville Township, Lake County.

The subject property is an owner-occupied residence, as evidenced by the general homestead exemption reported in the subject's property record card submitted by the board of review. The subject property was the subject matter of an appeal before the Property Tax Appeal Board the

¹ The parties differ slightly as to the dwelling size of the subject property. The Board finds the best evidence of the subject's dwelling size was reported in the subject's property record card submitted by the board of review. The Board finds that this slight discrepancy shall not affect its ruling on this appeal.

prior year under Docket Number 19-04987.001-R-1. In that appeal, the Property Tax Appeal Board rendered a decision lowering the assessment of the subject property to \$323,300 based on the evidence. In its submission, the board of review reported that 2019 was the beginning of the subject's general assessment cycle.

The appellant contends overvaluation as the basis of the appeal. In support of the overvaluation argument, the appellant submitted information on three comparable sales located within 2.60 miles from the subject property which have varying degrees of similarity to the subject in location, age, dwelling size and features. The comparables sold from May 2018 to August 2019 for prices of \$962,500 or \$970,000 or from \$183.19 to \$196.35 per square foot of living area, land included.

Based on this evidence, the appellant requested the subject's total assessment be reduced to \$321,151. The requested assessment reflects a total market value of \$963,549 or \$176.44 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 \$369,277. The subject's assessment reflects a market value of \$1,109,273 or \$203.13 per square foot of living area, land included when applying the 2020 three year average median level of assessment for Lake County of 33.29% as determined by the Illinois Department of Revenue. The board of review disclosed that an equalization factor of 1.0096 was applied for the 2020 tax year in Libertyville Township.

In support of its contention of the correct assessment, the board of review submitted information on three comparable sales located within 0.14 of a mile from the subject property which have varying degrees of similarity to the subject in location, age, dwelling size and features. The comparables sold in June 2019 or October 2020 for prices ranging from \$780,000 to \$890,000 or from \$207.21 to \$210.47 per square foot of living area, land included. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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, pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185), a reduction in the subject's assessment is warranted.

The Property Tax Appeal Board finds that the subject property was the matter of an appeal before this Board for a prior tax year under Docket Number 19-04987.001-R-1. In that appeal, the Property Tax Appeal Board rendered a decision lowering the subject's assessment to \$323,300. The Property Tax Appeal Board takes notice that Libertyville Township's general assessment period began in the 2019 tax year and continues through the 2022 tax year. The Board also finds this record shows that a 1.0096 equalization factor was issued in Libertyville

Township for the 2020 tax year. The Board further finds section 16-185 of the Property Tax Code is controlling in this appeal (35 ILCS 200/16-185).

Section 16-185 of the Property Tax Code (35 ILCS 200/16-185) states in part:

If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel on which a residence occupied by the owner is situated, such reduced assessment, subject to equalization, shall remain in effect for the remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction establishing a fair cash value for the parcel that is different from the fair cash value on which the Board's assessment is based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review.

35 ILCS 200/16-185. The Board finds that the subject property was the subject matter of an appeal before the Property Tax Appeal Board for the 2019 tax year under Docket No. 19-04987.001-R-1 in which a decision was issued reducing the subject's assessment to \$323,300, based upon the evidence. The record further disclosed the subject property is an owner-occupied dwelling. The Board also finds that the 2020 and 2019 tax years are in the same general assessment period and an equalization factor of 1.0096 was applied in Libertyville Township in 2020. Furthermore, the decision of the Property Tax Appeal Board for the 2019 tax year was not reversed or modified upon review and there was no evidence the property sold establishing a different fair cash value. For these reasons, the Property Tax Appeal Board finds that the prior year's decision should be carried forward to the 2020 tax year pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) and a reduction in the subject's assessment is warranted to reflect the Board's prior year's decision plus application of the 2020 equalization factor of 1.0096. ($\$323,300 \times 1.0096 = \$326,404$).

Additionally, notwithstanding the dictates of Section 16-185 of the Property Tax Code, the record contains six sales comparables to support their respective arguments. The Board has given reduced weight to the board of review comparables #1, #2 and #3 due to smaller dwelling sizes when compared to the subject or the presence of an inground swimming pool which the subject property lacks. On the market value evidence, the Board finds that the most similar comparables to the subject were presented by the appellant. These properties sold from May 2018 to August 2019 for prices ranging of \$962,500 and \$970,000 or \$183.19 to \$196.35 per square foot of living area, including land. The subject's assessment after reduction reflects a market value of \$980,487 or \$178.08 per square foot of living area, land included, which is above the range of the best comparable sales in terms of overall value and below the range on a per-square-foot basis. Given the subject's larger dwelling size, a per square foot value below the range is expected. The Board finds on this record that the comparables demonstrate the subject property, once reduced as an owner-occupied property, is now correctly valued for assessment purposes.

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:

February 15, 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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