



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

APPELLANT: Igor Menaker
DOCKET NO.: 20-04973.001-R-1
PARCEL NO.: 06-25-107-006

The parties of record before the Property Tax Appeal Board are Igor Menaker, 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: \$8,304
IMPR.: \$84,491
TOTAL: \$92,795

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 vinyl siding exterior construction with 2,167 square feet of living area. The dwelling was constructed in 1996. Features of the home include a basement with finished area, central air conditioning, a fireplace and a 418 square foot garage. The property has an approximately 4,850 square foot site and is located in Grayslake, Avon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on six comparable sales located within 0.64 of a mile from the subject property. The comparables have sites that range in size from 7,200 to 10,254 square feet of land area and are improved with two-story dwellings that range in size from 1,938 to 2,264 square feet of living area. The dwellings were built from 1992 to 1995. Each comparable has a

basement with one having finished area.¹ Each of the dwellings has central air conditioning, one fireplace and a garage with either 400 or 420 square feet of building area. The properties sold from January 2019 to July 2020 for prices ranging from \$210,000 to \$269,000 or from \$101.30 to \$126.81 per square foot of living area, land included.

The appellant also submitted a copy of the Multiple Listing Service (MLS) sheet for its comparable #6 which disclosed the property to be a recent rehab. The MLS sheet further depicted the property had finished basement area which was omitted from the appellant's grid analysis. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$80,893 which reflects a market value of \$242,703 or \$112.00 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 \$92,795. The subject's assessment reflects a market value of \$278,747 or \$128.63 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 within 0.61 of a mile from the subject property. The comparables have sites that range in size from 9,100 to 10,830 square feet of land area and are improved with two-story dwellings of vinyl siding exterior construction that range in size from 2,020 to 2,286 square feet of living area. The homes were built from 1993 to 1995. Each comparable has a basement with two having finished area. The homes each have central air conditioning and a garage with 400 or 420 square feet of building area. Three homes each have one fireplace. The properties sold from November 2019 to September 2020 for prices ranging from \$275,000 to \$314,000 or from \$121.47 to \$155.45 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 parties submitted ten comparable sales for the Board's consideration. The Board gives less weight to appellant's comparables #1 through #5 along with board of review comparables #3 and #4 which have unfinished basement area in contrast to the subject's finished basement area.

¹ The Multiple Listing Service sheet submitted by the appellant for its comparable #6 reported the property to have finished basement area.

The Board finds the best evidence of market value to be appellant comparable #6 and board of review comparables #1 and #2 which have finished basement area like the subject and are more similar to the subject in location, age, design, dwelling size and other features. These comparables sold from October 2019 to March 2020 for prices ranging from \$264,900 to \$314,000 or from \$126.81 to \$155.45 per square foot of living area, including land. The subject's assessment reflects a market value of \$278,747 or \$128.63 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. After considering appropriate adjustments to the comparables for differences from the subject, the Board finds the subject's assessment is justified, and a reduction in the subject's assessment is not warranted.

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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