



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

APPELLANT: Gennady Voloshin
DOCKET NO.: 21-01546.001-R-1
PARCEL NO.: 16-32-318-023

The parties of record before the Property Tax Appeal Board are Gennady Voloshin, the appellant, by attorney Gregory Riggs, of Tax Appeals Lake County in Lake Zurich; 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: \$55,785
IMPR.: \$99,245
TOTAL: \$155,030

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 2021 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-story dwelling of brick and wood siding exterior construction with 2,311 square feet of living area. The dwelling was constructed in 1977. Features of the home include a basement with finished area, central air conditioning, a fireplace and a 522 square foot garage. The property has a 10,790 square foot site and is located in Deerfield, West Deerfield 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 located in the same neighborhood code as the subject and within 0.35 of a mile from the subject property. Comparables #2 and #4 have sites of 10,790 or 10,800 square feet of land area. The comparables are improved with 2-story dwellings of brick or brick and wood siding exterior construction ranging in size from 2,538 to 2,892 square feet of living area that were built from 1970 to 1977. The appellant reported that two comparables each have a concrete slab foundation and two comparables each have a basement, one with finished area. Each comparable has central air conditioning, a fireplace and a

garage ranging in size from 440 to 484 square feet of building area. Comparable #3 has an inground swimming pool. The comparables sold from November 2019 to June 2020 for prices ranging from \$337,000 to \$530,000 or from \$124.81 to \$184.03 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$155,030. The subject's assessment reflects a market value of \$466,256 or \$201.75 per square foot of living area, land included, when using the 2021 three-year average median level of assessment for Lake County of 33.25% as determined by the Illinois Department of Revenue.

The board of review submitted the Listing & History Report for the appellant's comparable #2 stating that the property was on the market a total of 732 days. The board of review also submitted MLS data sheets for the property disclosing that the sale transaction was "pursuant to a short sale" and was "as is". The board of review also stated that the property sold four months after being taken off the market for \$69,000 less than its final MLS Lis Price of \$419,000.

In support of its contention of the correct assessment, the board of review submitted information on seven comparable sales, with one comparable being in the same neighborhood code as the subject. The comparables are located within 0.76 of a mile from the subject property. The comparables have sites that range in size from 7,980 to 10,445 square feet of land area. The comparables are improved with 2-story dwellings of brick, wood siding or brick and wood siding exterior construction that range in size from 2,128 to 2,668 square feet of living area and were built from 1952 to 1974, with comparables #3, #4 and #7 having effective ages of 1965 and 1970, respectively. Six comparables have a basement, two with finished area, and one comparable has a concrete slab foundation. Each comparable has central air conditioning and a garage ranging in size from 420 to 626 square feet of building area. Four comparables each have a fireplace. The comparables sold from April 2020 to March 2021 for prices ranging from \$448,000 to \$560,000 or from \$190.53 to \$249.78 per square foot of living area, including land. 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 the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains eleven suggested comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparables #1 through #3 along with the board of review comparables #1 through #3, #5 and #7 due to their dissimilar foundation type or lack of basement finished area when compared to the subject. The Board gave less weight to the appellant's comparable #4 due to its dissimilar dwelling size when compared to the subject.

The Board finds the best evidence of market value to be the board of review comparables #4 and #6. The Board finds that these comparables are relatively similar to the subject in location, design, dwelling size, and features. The comparables sold in September and November 2020 for prices of \$495,000 and \$500,000 or \$190.53 and \$202.18 per square foot of living area, including land. The subject's assessment reflects a market value of \$466,256 or \$201.75 per square foot of living area, including land, which falls below the two best comparable sales on an overall market value basis but bracketed by the two best comparables on a price per square foot basis. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds no reduction in the subject's assessment is 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:

July 18, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Gennady Voloshin, by attorney:
Gregory Riggs
Tax Appeals Lake County
830 West IL Route 22
Suite 286
Lake Zurich, IL 60047

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085