



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

APPELLANT: Wagdy Okaily
DOCKET NO.: 21-02233.001-R-1
PARCEL NO.: 13-16-206-002

The parties of record before the Property Tax Appeal Board are Wagdy Okaily, the appellant, by attorney Andrew J. Rukavina, of The Tax Appeal Company in Mundelein; 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: \$36,799
IMPR.: \$163,181
TOTAL: \$199,980

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 part 2-story part 1-story dwelling¹ of wood siding exterior construction with 3,418 square feet of living area. The dwelling was constructed in 1993. Features of the home include a walk out basement with finished area, central air conditioning, four fireplaces and a 756 square foot garage. The property has a 39,550 square foot site and is located in Lake Barrington, Cuba 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 in the same neighborhood code as the subject and within 0.38 of a mile from the subject property. The comparables have sites that range in size from 39,595 to 44,943 square feet of land area. The comparables are improved

¹ Both parties disagree on the subject's dwelling design. The Board found the best description of the subject's design is found in the property record card that contained a detailed schematic diagram, provided by board of review, disclosing the subject is part 2-story and part 1-story per the schematic diagram.

with 2-story dwellings of frame or brick and frame exterior construction ranging in size from 2,526 to 4,688 square feet of living area that were built from 1977 to 1993. Each comparable has a basement, two with finished area, central air conditioning, one to four fireplaces and a garage ranging in size from 704 to 792 square feet of building area. The comparables sold from May 2019 to April 2021 for prices ranging from \$357,500 to \$655,000 or from \$123.83 to \$145.14 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 \$199,980. The subject's assessment reflects a market value of \$601,444 or \$175.96 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.

In support of its contention of the correct assessment, the board of review submitted information on five comparable sales located in the same neighborhood code as the subject and within 1.03 miles to 2.63 miles from the subject property. The comparables have sites that range in size from 36,720 to 75,640 square feet of land area. The comparables are improved with 2-story dwellings of wood siding or brick and wood siding exterior construction that range in size from 3,212 to 3,756 square feet of living area that were built from 1986 to 2002. Each comparable has a basement, four with finished area, central air conditioning, one or two fireplaces and a garage ranging in size from 735 to 1,032 square feet of building area. The comparables sold from August 2020 to August 2021 for prices ranging from \$642,500 to \$715,000 or from \$190.36 to \$203.81 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 ten suggested comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparables #1 and #5 due to their dissimilar dwelling sizes when compared to the subject. The Board has also given less weight to appellant's comparable #4 due to its older dwelling age when compared to the subject. The Board has given less weight to board of review comparables #2 and #3 due to their considerably larger site sizes when compared to the subject and board of review comparable #4 due to its distance location being more than two miles away from the subject.

The Board finds the best evidence of market value to be the remaining parties' comparables. The Board finds that these comparables sold proximate in time to the assessment date at issue and are relatively similar to the subject in location, site size, dwelling size, age and some features. The comparables sold from September 2020 to May 2021 for prices ranging from

\$490,000 to \$715,000 or from \$141.58 to \$198.81 per square foot of living area, including land. The subject's assessment reflects a market value of \$601,444 or \$175.96 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record. 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

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: June 27, 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

Wagdy Okaily, by attorney:
Andrew J. Rukavina
The Tax Appeal Company
28643 North Sky Crest Drive
Mundelein, IL 60060

COUNTY

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