



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

APPELLANT: Jane Negronida
DOCKET NO.: 21-02272.001-R-1
PARCEL NO.: 16-35-404-025

The parties of record before the Property Tax Appeal Board are Jane Negronida, 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: \$56,050
IMPR.: \$244,752
TOTAL: \$300,802

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 2.5-story dwelling of wood siding and stone exterior construction with 4,560 square feet of living area. The dwelling was constructed in 2008. Features of the home include a basement with finished area, central air conditioning, two fireplaces and a 528 square foot garage. The property has a 17,420 square foot site and is located in Highland Park, Moraine Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on three comparable sales that are located in Highland Park and within .86 of a mile from the subject property, one of which has the same assessment neighborhood code as the subject. The comparables have sites that range in size from 13,190 to 22,540 square feet of land area. The comparables are improved with 2-story dwellings of wood siding or brick and wood siding exterior construction ranging in size from 3,884 to 4,368 square

feet of living area. The dwellings were built from 1964 to 1977 with comparable #3 having a reported effective age of 1978. The comparables each have a basement, two of which have finished area and one is a walk-out. Each comparable has central air conditioning and a fireplace. Two comparables each have a garage with 552 or 702 square feet of building area. Comparable #1 has an inground swimming pool. The comparables sold from May 2018 to September 2020 for prices ranging from \$675,000 to \$687,500 or from \$154.53 to \$177.01 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$257,797, which would reflect a market value of \$773,468 or \$169.62 per square foot of living area, including land, when using 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 \$300,802. The subject's assessment reflects a market value of \$904,668 or \$198.39 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 that are located in Highland Park and from .68 of a mile to 1.71 miles from the subject property. The comparables have sites that range in size from 13,680 to 62,730 square feet of land area. The comparables are improved with 1.75-story or 2-story dwellings of brick, wood siding, stucco and stone or wood siding and stone exterior construction ranging in size from 3,891 to 5,429 square feet of living area. The dwellings were built from 1941 to 2009 with comparables #1 and #5 having reported effective ages of 2000 and 1960, respectively. Each comparable has a basement with finished area, central air conditioning, one to three fireplaces and a garage ranging in size from 440 to 756 square feet of building area. The comparables sold from July 2020 to July 2021 for prices ranging from \$910,000 to \$1,445,000 or from \$221.91 to \$327.17 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In rebuttal, the appellant submitted a copy of the board of review's grid analysis noting differences between the board of review comparables and the subject.

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 eight suggested comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparables, as well as board of review comparables #1, #2 and #5 due to their older ages and/or larger site size when compared to the subject. Moreover, the appellant's comparables #2 and #3 had sale dates in 2018 and 2019, which occurred less proximate in time to the assessment date at issue than the remaining comparable

sales in the record and are thus less likely to be indicative of the subject's market value as of January 1, 2021.

The Board finds the best evidence of market value to be board of review comparables #3 and #4, which sold proximate in time to the assessment date at issue, are most similar to the subject in age and relatively similar to the subject in dwelling size and some features. The Board finds both comparables are located in Highland Park, like the subject but also recognizes that board of review comparable #3 is located more than one mile away from the subject property. Nevertheless, these two comparables sold in October 2020 and May 2021 for prices of \$1,273,000 and \$950,000 or for \$327.17 and \$221.91 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$904,668 or \$198.39 per square foot of living area, including land, which falls below the two 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 estimated market value as reflected by its 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

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