



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

APPELLANT: Alla Kheifets
DOCKET NO.: 21-02298.001-R-1
PARCEL NO.: 10-35-305-004

The parties of record before the Property Tax Appeal Board are Alla Kheifets, 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: \$44,382
IMPR.: \$97,372
TOTAL: \$141,754

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 wood siding exterior construction with 2,651 square feet of living area. The dwelling was constructed in 2003. Features of the home include a basement with finished area, central air conditioning, a fireplace, and a 740 square foot garage. The property has a 21,780 square foot site and is located in Long Grove, Fremont 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 within 0.25 of a mile from the subject. The parcels range in size from 8,710 to 28,310 square feet of land area and are improved with 2-story homes of wood siding, vinyl siding, or brick and wood siding exterior construction. The homes range in size from 3,210 to 3,480 square feet of living area and were built from 2000 to 2002. Each home has a basement, two of which have finished area, central air

conditioning, a fireplace, and a garage ranging in size from 574 to 703 square feet of building area. The comparables sold from April 2018 to November 2020 for prices ranging from \$437,500 to \$512,000 or from \$131.07 to \$159.50 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 \$141,754. The subject's assessment reflects a market value of \$426,328 or \$160.82 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 three comparable sales located within 0.30 of a mile from the subject. Comparable #3 is the same property as the appellant's comparable #4. The parcels range in size from 10,890 to 12,630 square feet of land area and are improved with 2-story homes of wood siding, vinyl siding, or vinyl siding and stone exterior construction. The homes range in size from 2,754 to 3,696 square feet of living area and were built from 2000 to 2003. Each home has a basement, one of which has finished area, central air conditioning, one or two fireplaces, and a garage ranging in size from 630 to 704 square feet of building area. The comparables sold from March 2020 to August 2021 for prices ranging from \$480,000 to \$538,500 or from \$145.70 to \$174.29 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 a total of six comparable sales, with one common sale, for the Board's consideration. The Board gives less weight to the appellant's comparables #1, #2, and #3, which are less similar to the subject in dwelling size and sold less proximate in time to the assessment date than the other comparables in this record. The Board gives less weight to the board of review's comparable #1, which is a substantially larger home than the subject.

The Board finds the best evidence of market value to be the appellant's comparable #4/board of review's comparable #3 and the board of review's comparable #2, which are more similar to the subject in dwelling size, age, location, and features, although these comparables have smaller lots than the subject and one comparable lacks finished basement area that is a feature of the subject, suggesting upward adjustments to these comparables would be needed to make them more equivalent to the subject. These two most similar comparables sold for prices of \$480,000 and \$512,000 or for \$174.29 and \$159.50 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$426,328 or \$160.82 per square foot of living area, including land, which is below the best comparable sales in terms of total

market value and bracketed by the best comparables on a price per square foot basis. Based on this evidence and after considering appropriate adjustments to the best comparables for differences from the subject, the Board finds a reduction in the subject's assessment is not justified.

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:

October 17, 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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