



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

APPELLANT: Stantcho Velev
DOCKET NO.: 21-03110.001-R-1
PARCEL NO.: 14-24-401-012

The parties of record before the Property Tax Appeal Board are Stantcho Velev, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld & Associates, LLC in Chicago; 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: \$76,713
IMPR.: \$195,020
TOTAL: \$271,733

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 5,197 square feet of living area.¹ The dwelling was constructed in 1961, is approximately 60 years old, and has an effective age of 1998. Features of the home include an unfinished basement, central air conditioning, three fireplaces, a 930 square foot attached garage, and a 1,200 square foot detached garage². The property has an approximately 165,795 square foot site and is located in Long Grove, Ela Township, Lake County.

The appellant contends assessment inequity with respect to the improvement assessment, as the basis of the appeal. In support of this argument, the appellant submitted information on four

¹ The Board finds the best description of the subject's dwelling size was reported in the subject's property record card, submitted by the board of review, which contains a sketch of the subject improvements.

² Property features not disclosed by the appellant were gleaned from the evidence presented by the board of review.

equity comparables located in the same assessment neighborhood code as the subject property and from 0.54 of a mile to 1.13 miles from the subject. The comparables are improved with 1.5-story or 2-story dwellings of brick, frame, or brick and frame exterior construction ranging in size from 4,784 to 5,258 square feet of living area. The homes were built from 1965 to 2004 with comparable #4, the oldest comparable, having an effective age of 1982. The comparables each have an unfinished basement with one of these being a walkout. Each comparable has central air conditioning, one to five fireplaces, and an attached garage ranging in size from 792 to 1,338 square feet of building area. Comparable #1 has an inground swimming pool. The comparables have improvement assessments that range from \$121,492 to \$160,479 or from \$25.16 to \$33.54 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$150,384 or \$28.94 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$271,733. The subject has an improvement assessment of \$195,020 or \$37.53 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on five equity comparables located in the same assessment neighborhood code as the subject property and from 0.23 of a mile to 1.42 miles from the subject. The comparables are improved with 2-story dwellings of brick, wood siding, or brick and wood siding exterior construction ranging in size from 4,919 to 5,464 square feet of living area. The homes were built from 1985 to 1998 with comparable #2 having an effective age of 1992. The comparables each have an unfinished basement with one of these being a walkout and one of these also having a lower level. Each comparable has central air conditioning, two to four fireplaces, and an attached garage ranging in size from 829 to 986 square feet of building area. Comparable #2 has an inground swimming pool. The comparables have improvement assessments that range from \$187,863 to \$235,349 or from \$37.24 to \$43.07 per square foot of living area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

Conclusion of Law

The appellant contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments, for the assessment year in question, of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). 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 nine equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparable #1 which appears to be an outlier with a significantly lower improvement assessment than other comparables in this record; in addition to having an inground swimming pool which is not a feature of the subject. The Board gives less weight to the appellant's comparables #2 and #3 as well as board of review comparable #1 which are located more than one mile from the subject and/or differ from the subject in age/effective age.

The Board also gives diminished weight to board of review comparable #2 which has an inground swimming pool which the subject property lacks.

The Board finds the best evidence of assessment equity to be the appellant's comparable #4 as well as board of review comparables #3, #4, and #5 which are more similar to the subject in location, design, age/effective age, dwelling size, and other features. However, none of these best comparables has an additional detached garage like the subject, suggesting upward adjustments are needed to make these properties more equivalent to the subject. These comparables have improvement assessments that range from \$160,479 to \$235,349 or from \$33.54 to \$43.07 per square foot of living area. The subject's improvement assessment of \$195,020 or \$37.53 per square foot of living area falls within the range established by the best comparables in this record. Based on this record and after considering appropriate adjustments to the best comparables for differences from the subject, such as a 1,200 square foot detached garage, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and 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:

December 19, 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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