



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

APPELLANT: Alexander Soloviev
DOCKET NO.: 21-03758.001-R-1
PARCEL NO.: 10-24-409-003

The parties of record before the Property Tax Appeal Board are Alexander Soloviev, the appellant, by Jessica Hill-Magiera, Attorney at Law 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: \$21,832
IMPR.: \$57,772
TOTAL: \$79,604

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 1-story dwelling of wood siding exterior construction with 1,710 square feet of living area. The dwelling was constructed in 1955 and has an effective age of 1974. Features of the home include a concrete slab foundation, central air conditioning and a 528 square foot garage. The property has a 11,750 square foot site and is located in Mundelein, Fremont 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 located within .67 of a mile from the subject and within the same neighborhood as the subject. The comparables have sites ranging in size from 10,368 to 11,318 square feet of land area that are improved with 1-story dwellings of wood siding exterior construction ranging in size from 1,727 to 1,800 square feet of living area. The dwellings were built in 1959 or 1960. Each comparable has central air conditioning and a

garage ranging in size from 418 to 589 square feet of building area. One comparable has a fireplace. The comparables sold in June or November 2020 for prices ranging from \$219,900 to \$227,500 or from \$122.17 to \$131.43 per square foot of living area, land included. Based on this evidence, the appellant requested a reduction in the subject's total assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$79,604. The subject's assessment reflects a market value of \$239,411 or \$140.01 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 within .70 of a mile from the subject and within the same neighborhood as the subject. The comparables are reported to have sites ranging in size from 9,490 to 16,820 square feet of land area and are improved with 1-story dwellings of brick or wood siding exterior construction ranging in size from 1,400 to 1,872 square feet of living area. The dwellings were built from 1955 to 1969. One comparable has a crawl space foundation and four comparables have basements, two of which have finished area. Four comparables have central air conditioning. Each comparable has one fireplace and a garage ranging in size from 270 to 788 square feet of building area. The comparables sold from June to September 2021 for prices ranging from \$242,000 to \$355,000 or from \$152.94 to \$209.56 per square foot of living area, land included. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In rebuttal, appellant's counsel contends county sales #1, #2, #4 and #5 are not comparable to the subject due to differences in foundation type or dwelling size.

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 comparable sales for the Board's consideration. The Board gives less weight to board of review comparables #1, #2, #4 and #5 which have basement foundations when compared to the subject's concrete slab foundation.

The Board finds the best evidence of market value to be the appellant's comparables and board of review comparable #3. These comparables are similar to the subject in location, age, dwelling size and features. These comparables sold from June 2020 to September 2021 for prices ranging from \$219,900 to \$260,000 or from \$122.17 to \$152.94 per square foot of living area, including land. The subject's assessment reflects a market value of \$239,411 or \$140.01 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 comparables for

differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported 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: January 16, 2024



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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