



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

APPELLANT: Marcela Panikova  
DOCKET NO.: 21-04105.001-R-1  
PARCEL NO.: 06-08-401-004

The parties of record before the Property Tax Appeal Board are Marcela Panikova, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Lake Forest; 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:** \$14,820  
**IMPR.:** \$71,264  
**TOTAL:** \$86,084

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 1,620 square feet of living area. The dwelling was constructed in 1988. Features of the home include a walkout basement with finished area,<sup>1</sup> central air conditioning, a fireplace, a 1,200 square foot attached garage, and a 576 square foot detached garage. The property has a 43,643 square foot site and is located in Lake Villa, Lake Villa 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 0.77 of a mile from the subject. The parcels range in size from 11,326 to 80,159 square feet of land area and are improved with 1-story homes of wood frame exterior construction ranging in size from 1,586 to

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<sup>1</sup> Additional details regarding the subject not reported by the appellant are found in the subject's property record card presented by the board of review and were not refuted by the appellant in written rebuttal.

1,887 square feet of living area. The dwellings were built from 1978 to 1998. Each home has a basement, central air conditioning, a fireplace, and a garage ranging in size from 400 to 594 square feet of building area. The comparables sold from July 2020 to June 2021 for prices ranging from \$210,000 to \$262,000 or from \$111.29 to \$163.87 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 \$86,084. The subject's assessment reflects a market value of \$258,899 or \$159.81 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 four comparable sales located from 1.54 to 4.57 miles from the subject. The parcels range in size from 34,430 to 40,870 square feet of land area and are improved with 1-story homes of wood or vinyl siding exterior construction ranging in size from 1,624 to 1,802 square feet of living area. The dwellings were built from 1925 to 2020. Each home has a basement, central air conditioning, and a garage ranging in size from 504 to 872 square feet of building area. Two homes each have a fireplace. Comparable #1 has a four sided closed metal pole building. The comparables sold from December 2019 to March 2021 for prices ranging from \$260,000 to \$318,776 or from \$152.61 to \$188.62 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 seven comparable sales for the Board's consideration. The Board gives less weight to the board of review's comparables, which are located more than one mile from the subject and/or which sold less proximate in time to the assessment date than the other comparables in this record.

The Board finds the best evidence of market value to be the appellant's comparables, which sold more proximate in time to the assessment date and are relatively similar to the subject in dwelling size, age, location, and some features, but have varying degrees of similarity to the subject in site size. Moreover, these comparables lack finished basement area and an additional garage that are features of the subject, suggesting upward adjustments to these comparables for these features would be needed to make them more equivalent to the subject. These most similar comparables sold for prices ranging from \$210,000 to \$262,000 or from \$111.29 to \$163.87 per square foot of living area, including land. The subject's assessment reflects a market value of \$258,899 or \$159.81 per square foot of living area, including land, which is within the

range established by the best comparable sales in this record. 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: 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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