



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

APPELLANT: Steve Ocepek
DOCKET NO.: 21-04317.001-R-1
PARCEL NO.: 10-36-405-017

The parties of record before the Property Tax Appeal Board are Steve Ocepek, 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:	\$14,063
IMPR.:	\$0
TOTAL:	\$14,063

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 7,500 square foot site that 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 five comparable sales of vacant parcels and one improved parcel located within 3.51 miles of the subject. The vacant parcels range in size from 6,750 to 12,200 square feet of land area and sold from December 2020 to April 2021 for prices ranging from \$21,000 to \$77,500 or from \$2.38 to \$6.84 per square foot of land area. The improved parcel contains 10,850 square feet of land area and sold in January 2021 for \$310,000 or \$322.92 per square feet of building area, including land. Based on this evidence, the appellant requested

a reduced land assessment of \$7,499,¹ for an estimated market value of \$22,502 or \$3.00 per square foot of land area, when applying 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 \$14,063. The subject's assessment reflects a market value of \$42,295 or \$5.64 per square foot of land area, 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 of vacant parcels located within 1.54 miles of the subject. Comparable #1 is the same property as appellant comparable #3. The parcels range in size from 6,750 to 10,310 square feet of land area and sold from February 2019 to February 2021 for prices ranging from \$21,000 to \$46,000 or from \$3.11 to \$4.86 per square foot of land area. The board of review also submitted a memorandum noting that comparable #1 was located on a busy street, comparable #2 was combined with an adjoining parcel, and comparables #3 and #4 are in flood zones. 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 parties submitted a total of nine comparable sales to support their respective positions before the Property Tax Appeal Board, with one comparable being common to the parties. The Board gives less weight to the appellant's comparable #6, which is a dissimilar improved lot when compared to the vacant subject parcel. The Board gives reduced weight to appellant comparables #1, #3, #4, and #5, including the shared comparable, which are located more than one mile from the subject. The Board also gives diminished weight to board of review comparables #2 and #3 due to their less proximate sale dates to the January 1, 2021 valuation date at issue in this appeal.

The Board finds the best evidence of market value to be appellant's comparable sale #2 and board of review comparable sale #4, which sold proximate to the valuation date at issue and are similar to the subject in location and site size. These most similar comparables sold in July 2020 and April 2021 for prices of \$30,000 and \$46,000 or for \$2.81 and \$4.46 per square foot of land area. The subject's assessment reflects a market value of \$42,295 or \$5.64 per square foot of land area, which is bracketed by the best comparable sales in this record overall. While the subject's market value per square foot of land area falls above the best comparables, the Board

¹ The appellant also requested that the improvement assessment be increased to \$1.00, for a total assessment of \$7,500.

finds this logical given the subject's smaller site in relation to the comparables and the principle of economies of scale which generally provides that as the size of a property increases, the per unit value decreases, and in contrast, as the size of a property decreases, the per unit value increases. Based on this evidence and after considering adjustments to the best comparables for differences when compared to 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:

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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