



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

APPELLANT: Martin Drazba
DOCKET NO.: 21-04453.001-R-1
PARCEL NO.: 14-13-201-019

The parties of record before the Property Tax Appeal Board are Martin Drazba, 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: \$36,378
IMPR.: \$149,720
TOTAL: \$186,098

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 one-story dwelling of wood siding exterior construction with 2,829 square feet of living area. The dwelling was constructed in 1988 and has a reported effective age of 2007.¹ Features of the home include a basement, central air conditioning, a fireplace and a 624 square foot garage. The property has an 8,560 square foot site and is located in Long Grove, Ela 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 that are located from .16 of a mile or 1.51 miles from the subject property and comparable #3 has the same assessment neighborhood

¹ The subject's property record card presented by the board of review revealed a building permit was issued in August 2015 for remodeling of the subject dwelling for a cost of \$199,500, which was not refuted by the appellant.

code as the subject.² The comparables have sites that range in size from 10,240 to 24,390 square feet of land area. The comparables are improved with one-story dwellings of wood siding or wood siding and brick exterior construction ranging in size from 2,417 to 2,702 square feet of living area. The dwellings were built from 1991 to 2013. Each comparable has a basement, central air conditioning, a fireplace and a garage ranging in size from 440 to 864 square feet of building area. The comparables sold from January 2019 to April 2021 for prices ranging from \$472,000 to \$480,000 or from \$176.17 to \$198.59 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$142,379, which would reflect a market value of \$427,180 or \$151.00 per square foot of living area, including land, when using 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 \$186,098. The subject's assessment reflects a market value of \$559,693 or \$197.84 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 that have the same assessment neighborhood code as the subject and are located within .39 of a mile from the subject property. The comparables have sites that range in size from 10,160 to 10,820 square feet of land area. The comparables are improved with one-story dwellings of wood siding exterior construction ranging in size from 2,417 to 3,453 square feet of living area. The dwellings were built from 1991 to 1996. The comparables each have a basement, one of which is a walk-out. Each comparable has central air conditioning, one or two fireplaces and a garage ranging in size from 605 to 864 square feet of building area. The comparables sold from June to August 2021 for prices ranging from \$525,000 to \$660,000 or from \$191.14 to \$217.21 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 for the Board's consideration. The Board has given less weight to the appellant's comparables due to their distant locations from the subject being more than one mile away or their sale date occurred in 2019, less proximate in time to the lien date at issue than the other comparable sales in the record. The Board has given reduced weight to board of review comparable #1 due to its considerably larger dwelling size, when compared to the subject.

² The appellant submitted a second grid analysis with one additional comparable sale, which is a duplicate of the appellant's comparable sale #3.

The Board finds the best evidence of market value to be board of review comparables #2 and #3, which sold proximate in time to the assessment date at issue and are overall most similar to the subject in location. However, the Board finds these two comparables are inferior to the subject due to their somewhat smaller dwelling sizes and older effective ages. Nevertheless, these two comparables sold in June and August 2021 for prices of \$525,000 and \$545,000 or for \$199.93 and \$217.21 per square foot of living area, including land. The subject's assessment reflects a market value of \$559,693 or \$197.84 per square foot of living area, including land, which falls above the range established by the best comparable sales in the record in terms of overall market value but below the range on a price per square foot basis, which appears to be justified given the subject's somewhat larger dwelling size and newer effective age. Based on this record and after considering adjustments to the comparables for differences when compared to the subject, the Board finds a reduction in the subject's assessment is not warranted.

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:

November 21, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Martin Drazba, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
13975 W. Polo Trail Drive
#201
Lake Forest, IL 60045

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085