



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

APPELLANT: Igor Komsky  
DOCKET NO.: 21-04933.001-R-1  
PARCEL NO.: 15-17-101-021

The parties of record before the Property Tax Appeal Board are Igor Komsky, 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:** \$45,227  
**IMPR.:** \$193,604  
**TOTAL:** \$238,831

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 Dryvit exterior construction with 5,326 square feet of living area. The dwelling was constructed in 2003. Features of the home include a basement, central air conditioning, three fireplaces, and a 638 square foot garage. The property has a 43,560 square foot site and is located in Long Grove, Vernon 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 0.52 of a mile from the subject. The comparables have 43,560 to 47,480 square foot sites improved with 2-story homes of brick or frame exterior construction ranging in size from 4,313 to 6,204 square feet of living area. The dwellings were built in 1987 or 1988. Each home has a basement, one of which has finished area, central air conditioning, one to four fireplaces, and a garage ranging in size from 805 to 991 square feet of building area. The comparables sold from August to December 2020

for prices ranging from \$485,000 to \$635,000 or from \$102.35 to \$129.98 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 \$238,831. The subject's assessment reflects a market value of \$718,289 or \$134.86 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 where comparables #1 and #4 are the same properties as the appellant's comparables #1 and #3, respectively. Comparables #2 and #3 are located within 0.49 of a mile from the subject and have 44,430 or 46,170 square foot sites improved with 1.5-story or 2-story homes of brick exterior construction with 3,918 or 4,171 square feet of living area. The dwellings were built in 1987. Each home has a basement, central air conditioning, three fireplaces, and a 723 or 792 square foot garage. These two comparables sold in July and September 2021 for prices of \$684,089 and \$665,000 or for \$174.60 and \$159.43 per square foot of living area, including land, respectively. Based on this evidence the board of review requested the subject's assessment be sustained.

### **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 five comparable sales, with two common sales, for the Board's consideration. The Board gives less weight to the appellant's comparable #2 and the board of review's comparables #2 and #3, due to substantial differences from the subject in dwelling size.

The Board finds the best evidence of market value to be the two common comparables, the appellant's comparable #1/board of review's comparable 1 and the appellant's comparable #3/board of review's comparable #4, which are more similar to the subject in dwelling size and features, although these two comparables are either a 13% smaller or a 14% larger home than the subject dwelling, are much older homes than the subject dwelling, and one comparable has finished basement area unlike the subject, suggesting adjustments to these comparables would be needed to make them more equivalent to the subject. These most similar comparables sold in August and September 2020 for prices of \$600,000 and \$635,000 or for \$129.98 and \$102.35 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$718,289 or \$134.86 per square foot of living area, including land, which is above the best comparable sales in this record, but appears to be supported given the subject's newer dwelling age relative to the best comparables. Based on this evidence 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

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: February 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

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COUNTY

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