



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

APPELLANT: Evgueni Fayn
DOCKET NO.: 22-00317.001-R-1
PARCEL NO.: 15-17-201-060

The parties of record before the Property Tax Appeal Board are Evgueni Fayn, the appellant, by attorney Andrew J. Rukavina, of The Tax Appeal Company in Mundelein; 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: \$54,278
IMPR.: \$351,990
TOTAL: \$406,268

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 2020 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 7,607 square feet of living area. The dwelling was constructed in 2001. Features of the home include a partially finished basement, central air conditioning, two fireplaces, eight full and one half bathrooms, an attached 739 square foot garage, a detached 356 square foot garage, a 913 square foot inground swimming pool, a 234 square foot bath house, and a hot tub. The property has an approximately 68,021 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 in the same assessment neighborhood code as the subject property and within 0.52 of a mile from the subject. The comparables have sites ranging in size from 44,871 to 47,960 square feet of land area. The

comparables are improved with 2-story dwellings of brick exterior construction ranging in size from 6,948 to 7,358 square feet of living area. The homes were built from 1989 to 1992. The comparables each have a basement, two of which are partially finished and with one of these being a walk out. Each comparable has central air conditioning, one to four fireplaces, four to six full bathrooms, one or two half bathrooms, and an attached garage that ranges in size from 792 to 1,024 square feet of building area. The comparables sold from November 2020 to December 2021 for prices ranging from \$875,000 to \$1,105,000 or from \$122.02 to \$150.18 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$328,412 which reflects a market value of \$985,335 or \$129.53 per square foot of living area, land included, 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 \$406,268. The subject's assessment reflects a market value of \$1,218,926 or \$160.24 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.¹

In support of its contention of the correct assessment, the board of review submitted information on three comparable sales located in the same assessment neighborhood code as the subject property and within 0.57 of a mile from the subject. Board of review comparable #3 is the same property as the appellant's comparable #1. The comparables have sites ranging in size from 47,960 to 90,040 square feet of land area. The comparables are improved with 2-story dwellings of Dryvit or brick exterior construction ranging in size from 5,728 to 7,358 square feet of living area. The homes were built in either 1989 or 1990. The comparables each have a basement, two of which are partially finished and with one of these being a walk out. Each comparable has central air conditioning, three or four fireplaces, five full bathrooms, one or two half bathrooms, and an attached garage that ranges in size from 840 to 1,170 square feet of building area. Comparable #3 also has an inground swimming pool. The comparables sold from July 2021 to November 2022 for prices ranging from \$1,105,000 to \$1,190,000 or from \$150.18 to \$200.77 per square foot of living area, land included. 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.

¹ Procedural rule Sec. 1910.50(c)(1) provides that in all counties other than Cook, the three-year county wide assessment level as certified by the Department of Revenue will be considered. 86 Ill.Admin.Code Sec. 1910.50(c)(1). As of the development of this Final Administrative decision, the Department of Revenue has not published figures for tax year 2022.

The parties submitted a total of five comparable sales for the Board's consideration, which included one sale shared by both parties. The Board gives reduced weight to the appellant's comparable #2 which has a 2020 sale date occurring less proximate in time to the subject's January 1, 2022 assessment date than other comparables in this record. The Board also gives less weight to board of review comparable #2 which is less similar to the subject in dwelling size than other comparables in this record.

The Board finds the best evidence of market value to be the parties' three remaining sales, which includes one shared sale. These comparables sold proximate in time to the subject's assessment date and are similar to the subject in location, design, age, and dwelling size. However, each of these comparables lacks an additional detached garage, hot tub, bath house, and an inground swimming pool, all features of the subject, and each of these comparables has fewer bathrooms than the subject. The three properties sold from November 2021 to November 2022 for prices ranging from \$900,000 to \$1,190,000 or from \$129.53 to \$185.85 per square foot of living area, land included. The subject's assessment reflects a market value of \$1,218,926 or \$160.24 per square foot of living area, land included, which falls above the range established by the best comparable sales in this record on an overall market value basis but within the range on a price per square foot basis. The subject's higher estimated market value based on its assessment is logical considering its larger dwelling size and superior features when compared to the best comparables. Based on this record and after considering adjustments to the best comparables for differences from 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 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: February 20, 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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