



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

APPELLANT: Martin Drazba
DOCKET NO.: 22-01352.001-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 Hawthorn Woods; 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: \$37,335
IMPR.: \$153,658
TOTAL: \$190,993

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 2022 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 frame exterior construction with 2,829 square feet of living area. The dwelling was constructed in 1988 and has an effective age of 2007. Features of the home include a basement, central air conditioning, a fireplace, and a 624 square foot garage. The property has an 8,906 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 located within 0.38 of a mile from the subject. The parcels range in size from 8,039 to 10,955 square feet of land area and are improved with 1-story homes of brick or frame exterior construction ranging in size from 2,417 to 3,281 square feet of living area. The dwellings were built from 1989 to 1995. Each home has a basement, one of which is a walkout, central air conditioning, one or two fireplaces, and a

garage ranging in size from 600 to 864 square feet of building area. The comparables sold from June to November 2021 for prices ranging from \$495,000 to \$545,000 or from \$150.87 to \$217.21 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 \$190,993. The subject's assessment reflects a market value of \$573,036 or \$202.56 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 two comparable sales where comparables #1 and #2 are the same properties as the appellant's comparables #2 and #3, respectively. The board of review noted these two comparables are waterfront properties like the subject. The board of review also reported the subject was rehabbed in 2016. 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 three comparable sales, with two common sales, for the Board's consideration. These comparables are relatively similar to the subject in dwelling size, age, location, site size, and features, although these comparables have older effective ages than the subject, suggesting upward adjustments to these comparables would be needed to make them more equivalent to the subject. The comparables sold for prices ranging from \$495,000 to \$545,000 or from \$150.87 to \$217.21 per square foot of living area, including land. The subject's assessment reflects a market value of \$573,036 or \$202.56 per square foot of living area, including land, which is above the range established by the comparables in terms of total market value and within the range on a price per square foot basis and appears to be justified after considering appropriate adjustments to the comparables for differences from the subject, such as effective age. Based on this evidence, the Board finds a reduction in the subject's assessment is not justified.

¹ Section 1910.50(c)(1) of the Board's procedural rules 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 § 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.

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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