



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

APPELLANT: Peter Bacik
DOCKET NO.: 22-01876.001-R-1
PARCEL NO.: 10-22-101-019

The parties of record before the Property Tax Appeal Board are Peter Bacik, 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: \$35,935
IMPR.: \$195,961
TOTAL: \$231,896

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 2-story dwelling of brick exterior construction with 5,030 square feet of living area.¹ The dwelling was constructed in 1997. Features of the home include a walk-out basement with finished area, central air conditioning, two fireplaces and a garage with 842 square feet of building area. The property has an 11,325 square foot site and 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 four comparable sales located within .29 of a mile from the subject property. The comparables have sites that range in size from 8,712 to 25,596 square feet of land area. The comparables are improved with 2-story dwellings that range in size from 4,110 to 4,900 square feet of living area that that were built from 1997 to 2009. The appellant reported

¹ The Board finds the best description of the subject is found in the property record card provided by the board of review, that was not refuted by the appellant in rebuttal.

that each comparable has a basement, central air conditioning, one fireplace and a garage ranging in size from 668 to 1,178 square feet of building area. The comparables sold from September 2020 to July 2021 for prices ranging from \$605,000 to \$799,001 or from \$130.41 to \$171.53 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 \$231,896. The subject's assessment reflects a market value of \$695,758 or \$138.32 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.²

In support of its contention of the correct assessment, the board of review submitted information on five comparable sales. Comparables #1 and #2 are the same properties as the appellant's comparables #1 and #4, respectively. The comparables are located within .52 of a mile from the subject property. The comparables have sites ranging in size from 8,710 to 36,590 square feet of land area. The comparables are improved with either 1-story or 2-story dwellings of brick, brick and Dryvit or brick and wood siding exterior construction ranging in size from 3,768 to 5,547 square feet of living area that were built from 1995 to 2009. Each comparable has a basement with finished area, three of walk-out design, central air conditioning, two to four fireplaces, and a garage ranging in size from 766 to 1,178 square feet of building area. The comparables sold from August 2020 to June 2022 for prices ranging from \$639,000 to \$885,000 or from \$130.41 to \$185.51 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 parties submitted a total of seven comparable sales for the Board's consideration, with two comparables being common to both parties. The Board has given less weight to appellant's comparable #2 as well as board of review comparable #5, due to their smaller dwelling size when compared to the subject. The Board gave reduced weight to the common comparables due to their remote sale dates occurring in 2020, which is less proximate in time to the January 1, 2022 assessment date given other sales available in the record.

The Board finds the best evidence of market value to be the appellant's comparable #3 along with board of review comparables #3 and #4. The Board finds that these comparables sold more

² 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.

proximate to the January 1, 2022 assessment date and are relatively similar to the subject in location, design, age, dwelling size, and features. These comparables sold in July 2021 and February 2022 for prices ranging from \$695,000 to \$885,000 or from \$154.03 to \$177.46 per square foot of living area, including land. The subject's assessment reflects a market value of \$695,758 or \$138.32 per square foot of living area, including land, which falls within the range of the best comparable sales on an overall market value but below the range on a price per square foot basis. Based on this record 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 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: March 26, 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

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

APPELLANT

Peter Bacik, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
40 Landover Parkway
Suite 3
Hawthorn Woods, IL 60047

COUNTY

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