



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

APPELLANT: Leo Kaushansky
DOCKET NO.: 23-00154.001-R-1
PARCEL NO.: 15-06-305-121

The parties of record before the Property Tax Appeal Board are Leo Kaushansky, the appellant; and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **A Reduction** 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: \$36,654
IMPR.: \$175,500
TOTAL: \$212,154

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 2023 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 and frame exterior construction with 4,389 square feet of living area. The dwelling was constructed in 2006. Features of the home include a basement with finished area, central air conditioning, one fireplace and an 840 square foot garage. The property has an approximately 14,198 square foot site and is located in Long Grove, Vernon Township, Lake County.

The appellant contends assessment inequity, with respect to the improvement assessment, as the basis of the appeal. In support of this argument, the appellant submitted information on four equity comparables in two grid analyses which are located in the same assessment neighborhood code as the subject. The comparables are improved with 2-story dwellings of brick exterior construction ranging in size from 4,294 to 4,548 square feet of living area. The homes are either 15 or 18 years old. Each comparable has a basement with finished area, central air conditioning, two or three fireplaces and a garage ranging in size from 748 to 874 square feet of building area.

The comparables have improvement assessments ranging from \$171,055 to \$178,596 or from \$38.57 to \$39.84 per square foot of living area.

The appellant also submitted a memorandum contending one of the township's comparables presented at the board of review hearing was an outlier, arguing that if the outlier comparable was excluded then the "township data basically agrees with my data." Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$172,000 or \$39.19 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$223,950. The subject has an improvement assessment of \$187,296 or \$42.67 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on two equity comparables located in the same assessment neighborhood code as the subject property. The comparables are improved with 2-story dwellings of frame or brick exterior construction with either 4,401 or 4,534 square feet of living area. The homes were built in 2006 or 2007. Each comparable has a basement with finished area, central air conditioning, two or three fireplaces and a garage ranging with either 737 or 741 square feet of building area. The comparables have improvement assessments of \$189,322 and \$227,787 or for \$41.76 and \$51.76 per square foot of living area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

Conclusion of Law

The appellant contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments, for the assessment year in question, of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted six equity comparables for the Board's consideration. The Board finds both parties' comparables are similar to the subject in location, age, design, dwelling size and most features. Removing the comparables with the highest and lowest improvement assessment, appellant comparable #3 and board of review comparable #1, results in a somewhat tighter range of \$172,203 to \$189,322 or from \$38.57 to \$41.76 per square foot of living area. The subject has an improvement assessment of \$187,296 or \$42.67 per square foot of living area, which falls within the best comparables with the narrowest range, contained in the record on an overall improvement assessment basis and above the range on a per square foot assessment basis. After considering appropriate adjustments to the best comparables for differences from the subject, the Board finds the appellant demonstrated with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is 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



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: _____

August 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

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

APPELLANT

Leo Kaushansky
7286 Asbury Ct
Long Grove, IL 60060

COUNTY

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