



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

APPELLANT: Igor Kapmar
DOCKET NO.: 23-02607.001-R-1
PARCEL NO.: 15-20-407-039

The parties of record before the Property Tax Appeal Board are Igor Kapmar, the appellant, by attorney Anthony DeFrenza, of the Law Office of DeFrenza & Mosconi PC in Northbrook; 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: \$51,392
IMPR.: \$153,097
TOTAL: \$204,489

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 frame exterior construction with 3,494 square feet of living area. The dwelling was built in 1995. Features of the home include a basement with finished area,¹ central air conditioning, two fireplaces, and a garage with 682 square feet of building area. The property has an approximately 15,246 square foot site and is located in Buffalo Grove, Vernon Township, Lake County.

The appellant's appeal is based on overvaluation. In support of this argument, the appellant submitted evidence disclosing the subject property was purchased on October 23, 2020 for a price of \$565,000. The appellant completed Section IV – Recent Sale Data disclosing the transaction was not between family members or related corporations, that the subject was sold by

¹ The best description of the subject's basement was found in the MLS datasheet submitted by the appellant which disclosed the subject's basement to be a "9 feet full finished basement with a bar."

Walter and Alla Gruzmark, and had been advertised in the Multiple Listing Service (MLS) for a period of 5.5 months using a realtor, Val Napadov of Villager Realty. In further support of the appeal, the appellant submitted copies of the sales and tax history, Multiple Listing Service datasheet, warranty deed, and settlement statement which disclosed the payment of commissions to two entities as well as confirming the subject's sale price and closing date. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$204,489. The subject's assessment reflects a market value of \$613,528 or \$175.59 per square foot of living area, land included, when using 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 comparables that are located in the subject's assessment neighborhood code and within 0.34 of a mile from the subject property. The comparables have sites ranging from with 11,761 to 17,424 square feet of land area. The comparables are improved with 2-story dwellings of frame exterior construction ranging in size from 2,900 to 3,784 square feet of living area. The homes were built from 1995 to 2000. The comparables each have a basement, four of which have finished area. Each comparable has central air conditioning and a garage that ranges in size from 620 to 693 square feet of building area. The properties sold from May 2022 to August 2023 for prices ranging from \$750,000 to \$805,000 or from \$201.90 to \$277.59 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

In written rebuttal, the appellant's counsel provided some of the same evidence in support of their requested assessment reduction as was submitted with the original residential appeal. In addition, in a written memorandum to PTAB, the appellant reiterated the arm's length nature of the sale transaction in October 2020 and indicated it reflected accurately the market value of the subject as of the sale date. Counsel further opined that two previous appeals filed with PTAB, Docket Numbers 23-02393.001 and 23-02391.001, were approved by PTAB with a full reduction granted to the client based on the 2021 purchase prices.³ As the subject was purchased within three years of the appeal date, as part of an arms-length transaction, counsel reiterated the request for the subject's assessment be reduced to reflect its purchase price.

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

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). Prior to the drafting of this decision, the Department of Revenue has yet to publish figures for tax year 2023.

³ The Board finds that the reductions for Docket Numbers 23-02393.001 and 23-02391.001 were the result of stipulations agreed upon by each of the parties to those appeals, prior to a review of the evidence by the PTAB.

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.

As an initial matter, the Board finds the counsel's request for a reduction based on the decisions in two different appeals before PTAB to be without merit. Appeals before the PTAB are *de novo*, meaning the PTAB will consider only the evidence, exhibits, and briefs submitted by the parties to the appeal. The entire body of evidence of the parties must be considered by the PTAB in relation to the appellant's argument, not just one piece of evidence subjectively extracted from this body of evidence. Furthermore, the evidence presented in the two referenced appeals before the PTAB were for different parcels, with different evidence, and therefore not relevant to this appeal. Finally, the parties to the appeal agreed upon the 2021 current assessments in these two appeals prior to a hearing being conducted by the Property Tax Appeal Board.

For this appeal, the appellant submitted evidence of an arm's length 2020 sale of the subject property and the board of review submitted five comparable sales for the Board's consideration. The Board gives little weight to the subject's sale which occurred in October 2020, almost 27 months prior to the subject's January 1, 2023 assessment date at issue, and thus occurred less proximate in time to this date than the board of review's comparable sales. As presented, the subject's sale is less likely to accurately reflect the market conditions as of the January 1, 2023 lien date. The Board also gives less weight to board of review comparables #1 and #4 which differ substantially in dwelling size than the subject or lack basement finish, which is a feature of the subject.

The Board finds the best evidence of market value in the record to be the board of review comparables #2, #3, and #5. These comparables sold proximate in time to the subject's lien date and are similar to the subject in location, design, age, dwelling size, and most features. The properties sold for prices ranging from \$750,000 to \$785,000 or from \$201.90 to 215.66 per square foot of living area, land included. The subject's assessment reflects a market value of \$613,528 or \$175.59 per square foot of living area, land included, which falls below the range established by the best comparable sales in this record. 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 18, 2025



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

Igor Kapmar, by attorney:
Anthony DeFrenza
Law Office of DeFrenza & Mosconi PC
425 Huehl Road
Bldg. 13A
Northbrook, IL 60062

COUNTY

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