



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

APPELLANT: Lyubomir Alexandrov  
DOCKET NO.: 23-03017.001-R-1  
PARCEL NO.: 06-17-424-008

The parties of record before the Property Tax Appeal Board are Lyubomir Alexandrov, 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 **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:** \$8,330  
**IMPR.:** \$23,141  
**TOTAL:** \$31,471

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 parties appeared before the Property Tax Appeal Board for a hearing at the Lake County Board of Review Office pursuant to a prior written notice. Appearing was the appellant Lyubomir Alexandrov, along with the appellant's spouse Milena Alexandrov and appearing on behalf of the Lake County Board of Review was Jack Perry, Mass Appraisal Specialist.

The subject property consists of a 1-story dwelling of wood siding exterior construction with 804 square feet of living area. The dwelling was constructed in 1952 and is approximately 71 years old. The property has an approximately 5,040 square foot site and is located in Round Lake, Avon 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 from .13 of a mile to 1.26 miles from the subject property. The comparables have sites ranging in size from 4,690 to 8,570

square feet that are improved with 1-story dwellings of frame and siding exterior construction that range in size from 760 to 916 square feet of living area. The dwellings were built from 1928 to 1957. Comparable #1 has an effective age of 1945. Two comparables have basements. Three comparables have central air conditioning. Three comparables each have a garage ranging in size from 280 to 1,104 square feet of building area. The comparables sold from October 2020 to August 2022 for prices ranging from \$20,000 to \$45,000 or from \$24.51 to \$52.08 per square foot of living area, land included. Based on this evidence, the appellant requested a reduction in the subject's total assessment.

At the hearing and in the appellant's written submission, the appellant stated that the subject property was built in 1952 and everything is original except for painting and flooring as needed. The appellant submitted a picture of the subject's kitchen.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$31,471. The subject's assessment reflects a market value of \$94,422 or \$117.44 per square foot of living area, land included, when using the statutory level assessment of 33.33%.<sup>1</sup>

In response to the appeal, Perry asserted appellant's comparables #1, #2 and #4 were not advertised for sale and appellant's comparable #3 was the only one that was advertised for sale according to the Recorder of Deeds.

In support of its contention of the correct assessment the board of review through the township assessor submitted information on three comparable sales located from .28 of a mile to 1.09 miles from the subject. The comparables have sites ranging in size from 4,591 to 6,037 square feet of land area and are improved with 1-story dwellings of vinyl siding exterior construction that range in size from 765 to 792 square feet of living area. The dwellings were built from 1947 to 1957. Two comparables each have a 320 or a 400 square foot garage. The comparables sold in February or June 2022 for prices ranging from \$159,950 to \$165,000 or from \$208.33 to \$209.08 per square foot of living area, land included.

At hearing and in written rebuttal, the appellant noted the board of review comparables have been updated and/or remodeled and are superior to the subject. The appellant provided MLS photographs and descriptions for each comparable noting comparable #1 has new kitchen cabinets, granite counter tops, refrigerator, stove, flooring, painting, lights and fixtures. Comparable #2 listing states this property is a beautifully renovated ranch with gorgeous kitchen that opens to family room and has a cement driveway and two car garage. Comparable #3 has been remodeled with laminate hardwood flooring, granite counter tops, stainless steel appliances, new siding, some new windows, and new ceramic tile in bath.

---

<sup>1</sup> 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 2023.

### **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 seven comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables due to differences in age, foundation type, and/or central air conditioning when compared to the subject.

The Board finds the best evidence of market value to be the board of review comparables which overall are more similar to the subject in location, age, dwelling size and most features. However, the Board recognizes two comparables each have a garage which is a feature the subject lacks. In addition, the appellant noted the board of review comparables are superior to the subject in terms of condition due to recent updating and remodeling, which was not refuted by the board of review. Therefore, downward adjustments are necessary to make them more equivalent to the subject. These comparables sold in February or June 2022 for prices ranging from \$159,950 to \$165,000 or from \$208.33 to \$209.08 per square foot of living area, including land. The subject's assessment reflects a market value of \$94,422 or \$117.44 per square foot of living area, including land, which falls significantly below the best comparable sales in the record both on overall value and on price per square foot and appears logical considering the subject's lack of updating/remodeling and/or a garage in relation to the best comparables. After considering appropriate adjustments to the best comparables for differences from the subject, the Board finds the appellant did not prove by a preponderance of the evidence that 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: \_\_\_\_\_

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

LYUBOMIR ALEXANDROV  
P.O.BOX 471  
ELMHURST, IL 60126

COUNTY

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