



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

APPELLANT: Lyubomir Alexandrov
DOCKET NO.: 23-03034.001-R-1
PARCEL NO.: 06-18-311-008

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: \$8,474
IMPR.: \$35,958
TOTAL: \$44,432

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 frame siding exterior construction with 1,194 square feet of living area. The dwelling was constructed in 1933 and has an effective age of 1962. Features of the home include central air conditioning and a 640 square foot garage. The property has an approximately 10,800 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 three comparable sales located within .72 of a mile from the

subject property. The comparables have sites ranging in size from 6,000 to 7,730 square feet of land area that are improved with 1-story dwellings of frame siding exterior construction that range in size from 896 to 1,613 square feet of living area. The dwellings were built from 1913 to 1935. Comparable #3 has an effective age of 1938. Comparable #2 has central air conditioning and one fireplace. The comparables sold from April 2021 to October 2022 for prices ranging from \$31,000 to \$47,500 or from \$20.46 to \$46.12 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 has not been updated in the last 40-50 years. The appellant noted the kitchen was original with old appliances and provided a picture of the kitchen. When questioned by the Administrative Law Judge, the appellant testified that some repairs have been made to the subject property over the years such as painting and flooring as needed.

When questioned by Jack Perry, the appellant testified that the subject property was rented and therefore, it was habitable. Upon further questioning, the appellant stated he was unaware that comparable #3's MLS listing states "Only for the brave ones, not habitable."

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$44,432. The subject's assessment reflects a market value of \$133,309 or \$111.65 per square foot of living area, land included, when using the statutory level assessment of 33.33%.¹

In support of its contention of the correct assessment the board of review through the township assessor submitted information on four comparable sales located within .83 of a mile from the subject. The comparables have sites ranging in size from 6,000 to 7,500 square feet of land area and are improved with 1-story dwellings of vinyl siding exterior construction that range in size from 986 to 1,232 square feet of living area. The dwellings were built from 1913 to 1938. Comparable #2 has a full unfinished basement. Two comparables have central air conditioning. Comparable #1 has 360 square foot garage. The comparables sold from November 2022 to October 2023 for prices ranging from \$137,000 to \$210,000 or from \$111.20 to \$208.33 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 in recent years and are superior to the subject. The appellant provided MLS photographs and descriptions for each comparable.

¹ 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 #1 and #2 due to significant differences in dwelling size when compared to the subject. The Board gives less weight to appellant's comparable #3 as the board of review reported the MLS listing stated it was "uninhabitable" which was not refuted by the appellant and therefore, calls into question the condition of the property at the time of sale. The Board gives less weight to board of review comparable #2 which has a basement, a feature the subject lacks.

The Board finds the best evidence of market value to be board of review comparables #1, #3 and #4 which are more similar to the subject in dwelling size. However, the appellant noted the board of review comparables are superior to the subject due to recent updating, which was not refuted by the board of review. This suggests downward adjustments are necessary to make them more equivalent to the subject. Conversely, two of these best comparables lack a garage amenity and central air conditioning, in contrast to the subject, suggesting upward adjustments are necessary to make them more equivalent to the subject. These comparables sold in November 2022 and May 2023 for prices ranging from \$137,000 to \$210,000 or from \$111.20 to \$208.33 per square foot of living area, including land. The subject's assessment reflects a market value of \$133,309 or \$111.65 per square foot of living area, including land, which falls below the best comparable sales in the record on overall value and at the low end of the range on price per square foot. After considering appropriate adjustments to the 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

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