



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

APPELLANT: Lyubomir Alexandrov
DOCKET NO.: 23-03048.001-R-1
PARCEL NO.: 04-20-206-027

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: \$1,877
IMPR.: \$17,870
TOTAL: \$19,747

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 2-story townhome of frame siding exterior construction with 1,268 square feet of living area. The dwelling was constructed in 1963 and is approximately 60 years old. Features of the home include a full unfinished basement. The property has an approximately 1,476 square foot site and is located in Zion, Zion 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 .04 a mile from the subject property. The comparables have sites ranging in size from 980 to 3,020 square feet of

land area that are improved with 2-story townhomes of brick exterior construction, each containing 1,268 square feet of living area. The dwellings were built in 1963 and have full unfinished basements. The comparables sold from August 2020 to January 2023 for prices ranging from \$40,000 to \$53,000 or from \$31.55 to \$41.80 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 has not been updated in the last 60 years and everything is original except for painting and flooring as needed. The appellant submitted a picture of the subject's kitchen.

When questioned by Jack Perry, the appellant stated that the subject property has refinished hardwood floors and stairs, and the bathroom vanities are not original and have been replaced.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$19,747. The subject's assessment reflects a market value of \$59,247 or \$46.72 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 submitted information on three comparable sales located within .04 of a mile from the subject. The comparables have sites with 980 square feet of land area and are improved with 2-story townhomes of brick exterior construction, each containing 1,268 square feet of living area. Each dwelling is 60 years old. The comparables sold from March 2022 to February 2023 for prices ranging from \$74,480 to \$125,000 or from \$58.74 to \$98.58 per square foot of living area, land included.

At the hearing, Perry stated board of review comparable #2 has been remodeled and is significantly superior to the subject's condition. Perry further testified that board of review comparables #1 and #3 were more similar to the subject in terms of condition. As to the appellant's comparables, Perry argued appellant's comparables #2 and #3 sold in 2020 and were less likely to be reflective of market value as of the January 1, 2023, assessment date. Perry also testified no MLS listing or pictures were found for appellant's comparable #1 to determine the condition of the property in comparison to the subject.

At hearing and in written rebuttal, the appellant noted the board of review comparables are superior to the subject as comparable #1 was updated three years ago and has hardwood floors throughout. Comparable #2 was totally remodeled with new kitchen, bathroom, flooring, plumbing, electrical and new appliances. Comparable #3 has wood laminate flooring throughout and kitchen with newer counters. The appellant provided an MLS photograph of the kitchen for both comparables #1 and #3 and noted MLS photographs were not posted for comparable #2.

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 ec. 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 six comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #2 and #3 which sold in 2020, less proximate in time to the January 1, 2023, assessment date than the other comparables in the record. The Board gives less weight to board of review comparable #2 as the unrefuted record disclosed this property was superior to the subject in terms of condition due to recent remodeling.

The Board finds the best evidence of market value to be appellant's comparable #1 along with board of review comparables #1 and #3 which sold proximate in time to the assessment date at issue and are more similar to the subject in age, dwelling size and features. These comparables sold from October 2022 to February 2023 for prices ranging from \$40,000 to \$80,000 or from \$31.55 to \$63.09 per square foot of living area, including land. The subject's assessment reflects a market value of \$59,247 or \$46.72 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record. 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 the subject's estimated market value as reflected by the assessment is excessive and therefore, a reduction in the subject's assessment is not 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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