



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

APPELLANT: Vitaliy Kantor
DOCKET NO.: 24-00627.001-R-1
PARCEL NO.: 10-29-300-010

The parties of record before the Property Tax Appeal Board are Vitaliy Kantor, the appellant, by attorney Andrew J. Rukavina, of The Tax Appeal Company in Mundelein; 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: \$64,946
IMPR.: \$225,877
TOTAL: \$290,823

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 2024 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 1-story dwelling of wood siding exterior construction with 3,896 square feet of living area. The dwelling was constructed in 1987 and is approximately 37 years old. Features of the home include a walkout basement with finished area, central air conditioning, three fireplaces, and a 952 square foot garage. The property has an approximately 119,350 square foot, or 2.74 acre, site and is located in Wauconda, Fremont Township, Lake County.

The appellant's appeal is based on overvaluation. In support of this argument, the appellant submitted information on three comparable sales located from 0.25 of a mile to 1.14 miles from the subject. The parcels range in size from 1.84 to 2.27 acres of land area and are improved with 1-story or 2-story homes of brick, vinyl siding, or wood siding exterior construction ranging in size from 3,188 to 3,252 square feet of living area. The dwellings were built from 1979 to 1999.

Each home has a basement, one of which is a walkout with finished area, central air conditioning, one or two fireplaces, and a garage ranging in size from 816 to 990 square feet of building area. The comparables sold from December 2021 to November 2023 for prices ranging from \$575,000 to \$685,000 or from \$176.81 to \$213.00 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$290,823. The subject's assessment reflects a market value of \$872,556 or \$223.96 per square foot of living area, land included, when using the statutory level of 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 from 0.18 of a mile to 1.99 miles from the subject. The parcels range in size from 81,460 to 247,420 square feet of land area and are improved with 1-story homes of wood siding exterior construction ranging in size from 2,355 to 3,646 square feet of living area. The dwellings range in age from 24 to 48 years old. Each home has a basement with finished area, central air conditioning, one or two fireplaces, and a garage ranging in size from 519 to 870 square feet of building area. The comparables sold from June 2023 to November 2024 for prices ranging from \$730,000 to \$805,000 or from \$220.79 to \$309.98 per square foot of living area, including land. Based on this evidence the board of review requested confirmation of the subject's assessment.

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 a total of six comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #2 and #3 and the board of review's comparables #2 and #3, which are located more than one mile from the subject, sold less proximate in time to the assessment date than the other sales in this record, and/or differ substantially from the subject in design.

The Board finds the best evidence of market value in the record to be the appellant's comparable #1 and the board of review's comparable #1, which sold more proximate in time to the assessment date and are more similar to the subject in location but have varying degrees of similarity to the subject in dwelling size, age, site size, and features, suggesting adjustments to these comparables would be needed to make them more equivalent to the subject. These

¹ Section 1910.50(c)(1) of the Board's procedural rules 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 § 1910.50(c)(1). As of the development of this Final Administrative decision, the Department of Revenue has not published figures for tax year 2024.

comparables sold for prices of \$685,000 and \$737,500 or \$213.00 and \$260.42 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$872,556 or \$223.96 per square foot of living area, including land, which is above the range established by the best comparable sales in terms of total market value and bracketed by the best two comparables on a per square foot basis. After considering appropriate adjustments to the best comparables for differences from the subject, such as their smaller and older homes compared to the subject and their smaller sites compared to the subject, the Board finds the subject's assessment is supported. Based on this record, the Board finds the subject's assessment is reflective of market value and 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: _____

October 21, 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

Vitaliy Kantor, by attorney:
Andrew J. Rukavina
The Tax Appeal Company
28643 North Sky Crest Drive
Mundelein, IL 60060

COUNTY

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