



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

APPELLANT: Tatyana Serak Stancheva  
DOCKET NO.: 24-02472.001-R-1  
PARCEL NO.: 13-09-301-022

The parties of record before the Property Tax Appeal Board are Tatyana Serak Stancheva, the appellant, by attorney Arden Edelcup of Tax Appeals Lake County in Lake Zurich; 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:** \$14,301  
**IMPR.:** \$149,072  
**TOTAL:** \$163,373

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 split-level dwelling of frame and brick exterior construction with 1,707 square feet of above ground living area.<sup>1</sup> The dwelling was constructed in 1985. Features of the home include an 868 square foot fully finished lower level, a 783 square foot lookout basement with 663 square feet of finished area, central air conditioning, a fireplace and a 1,225 square foot garage. The property also has a shed and a 648 square foot inground swimming pool. The property has a 43,690 square foot site and is located in Cary, Cuba Township, Lake County.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on three equity

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<sup>1</sup> The Board finds the best description of the subject is found in the subject's property record card provided by the board of review.

comparables that have the same assessment neighborhood code and are located along the same street and within .17 of a mile from the subject property. The comparables are improved with split-level dwellings of brick or frame exterior construction ranging in size from 1,586 to 1,876 square feet of above ground living area. The dwellings were built from 1960 to 1970. The comparables each have a 692 to 1,082 square foot lower level with 692 to 917 square feet of finished area. Two comparables each have a 672 or 718 square foot partial basement with one having 470 square feet of finished area. Two comparables have central air conditioning. Each comparable has a fireplace and either one or two garages ranging in size from 288 to 650 square feet of building area. Comparable #1 has a shed. The comparables have improvement assessments ranging from \$101,294 to \$116,064 or from \$60.78 to \$66.32 per square foot of above ground living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$138,025 or \$80.86 per square foot of above ground living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$163,373. The subject property has an improvement assessment of \$149,072 or \$87.33 per square foot of above ground living area.

In support of its contention of the correct assessment, the board of review submitted information on three equity comparables that have the same assessment neighborhood code as the subject and are located within .18 of a mile from the subject property, two of which are also along the same street as the subject. The board of review's comparables #2 and #3 are the same properties as the appellant's comparables #1 and #3, respectively, which were previously described, except the board of review described both dwellings with lookout basements. The board of review's comparable #1 is improved with split-level dwelling brick and frame exterior construction containing 1,250 square feet of above ground living area. The dwelling was built in 1970. The comparable has a 625 square foot fully finished lower level, a 625 square foot lookout basement with 500 square feet of finished area, central air conditioning, a fireplace, a shed and a garage with 1,032 square feet of building area. The comparable has improvement assessment of \$104,039 or \$83.23 per square foot of above ground living area.

The board of review submitted a memorandum prepared by the Cuba Township Assessor. The assessor contended that the subject is superior in year built, garage size, patio/pool apron and inground pool. The assessor argued that all the comparables submitted by the parties are older than the subject and the garages are from 464 to 774 square feet smaller than the subject. Additionally, the assessor argued that the appellant's comparables #2, #3 and #4 each have a lower level but no basement area.

Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **Conclusion of Law**

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity,

proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted information on four comparables for the Board's consideration, as two comparables are common to both parties. The Board finds none of the comparables are truly similar to the subject dwelling in age and/or features. Nevertheless, the Board has given less weight to the appellant's comparable #2 and board of review comparable #1, which are less similar to the subject in dwelling size than other comparables in the record.

The Board finds the two common comparables are similar to the subject in location, dwelling size and design. However, the Board finds the comparable dwellings are either 19 or 25 years older than the subject, one comparable lacks central air conditioning, one comparable lacks basement finish, each garage is smaller than the subject's garage and each comparable lacks an inground swimming pool, a feature of the subject. These differences suggest upward adjustments would be required to make the comparables more equivalent to the subject. Nevertheless, the comparables have improvement assessments of \$114,018 and \$116,064 or \$60.78 and \$66.32 per square foot of above ground living area. The subject's improvement assessment of \$149,072 or \$87.33 per square foot of above ground living area falls above the improvement assessments of the two comparables that are more similar to the subject in dwelling size, which appears to be logical given the subject's significantly newer dwelling age and superior features. Based on this record and after considering adjustments to the best comparables for differences from the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed 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: March 17, 2026



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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