



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

APPELLANT: Isabel Krupica
DOCKET NO.: 21-01206.001-R-1
PARCEL NO.: 06-24-203-003

The parties of record before the Property Tax Appeal Board are Isabel Krupica, the appellant, by attorney Eric Feldman, of Eric Feldman & Assoc. P.C. in Chicago; 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: \$13,214
IMPR.: \$86,428
TOTAL: \$99,642

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 2021 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 two-story dwelling of vinyl siding exterior construction with 2,473 square feet of living area. The dwelling was constructed in 1988. Features of the home include a basement with finished area, central air conditioning, one fireplace and a 400 square foot garage. The pond view property¹ has an approximately 9,580 square foot site and is located in Third 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 five comparable sales located within 0.35 of a mile from the subject property. The comparables have sites that range in size from 9,150 to 12,200 square feet of land area and are improved with two-story dwellings of vinyl siding exterior construction

¹ The Board finds the subject lot has a pond view as described in its Multiple Listing Service sheet and shown in the plat map of the subject lot, both submitted by the board of review and not refuted by the appellant.

ranging in size from 2,001 to 2,700 square feet of living area. The dwellings were built from 1986 to 1992. Four comparables have a basement with finished area and one comparable has a crawl space foundation. Each dwelling has central air conditioning, one fireplace and a garage ranging in size from 420 to 484 square feet of building area. Comparable #3 has an inground swimming pool. The properties sold from February to September 2020 for prices ranging from \$205,000 to \$302,500 or from \$88.04 to \$112.04 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$99,642. The subject's assessment reflects a market value of \$299,675 or \$121.18 per square foot of living area, land included, when using the 2021 three-year average median level of assessment for Lake County of 33.25% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on five comparable sales located within 0.34 of a mile from the subject property. The comparables have sites that range in size from 9,150 to 14,810 square feet of land area and are improved with two-story dwellings of vinyl siding exterior construction that range in size from 2,234 to 2,570 square feet of living area. The homes were built from 1987 to 1989 with comparables #1 and #2 each having an effective year built of 1992. Each comparable has a basement with finished area, central air conditioning, one or two fireplaces and a garage ranging in size from 400 to 734 square feet of building area. The properties sold from July 2020 to April 2021 for prices ranging from \$320,000 to \$349,900 or from \$128.00 to \$145.48 per square foot of living area, land included.

The board of review submitted two Multiple Listing Service (MLS) sheets, one on the subject property and one on the appellant's comparable #3. The subject's MLS depicted the property was updated in 2016 and is situated with a view of the subdivision pond. The board of review also submitted an aerial plat map of the subject site in further support of its pond view location. The listing for appellant comparable #3 disclosed the transaction to be a short sale. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 parties submitted ten comparable sales for the Board's consideration. The Board gives less weight to appellant comparables #2, #3 and #4 which differ from the subject in foundation type, dwelling size and/or feature an inground swimming pool. Furthermore, appellant comparable #3 reflects a short sale which may not represent a true arm's length transaction. The Board gives less weight to board of review comparable #1 which is less similar to the subject in site size and dwelling size than other properties in the record.

The Board finds the best evidence of market value to be appellant comparables #1 and #5 along with board of review comparables #2, #3, #4 and #5 which are more similar to the subject in location, age, design, dwelling size and other features. These comparables sold from July 2020 to April 2021 for prices ranging from \$209,000 to \$349,900 or from \$88.04 to \$136.15 per square foot of living area, including land. The subject's assessment reflects a market value of \$299,675 or \$121.18 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. After considering appropriate adjustments to the comparables for differences from the subject, the Board finds the subject's assessment is justified and a reduction in the subject's assessment is not warranted.

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: September 19, 2023



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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