



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

APPELLANT: Frank Slovnik  
DOCKET NO.: 21-04703.001-R-1  
PARCEL NO.: 06-28-407-012

The parties of record before the Property Tax Appeal Board are Frank Slovnik, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Lake Forest; and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds ***a reduction*** 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:** \$11,329  
**IMPR.:** \$71,821  
**TOTAL:** \$83,150

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 2-story dwelling of vinyl siding exterior construction with 2,183 square feet of living area. The dwelling was constructed in 1997. Features of the home include an unfinished basement, central air conditioning, a fireplace and an attached 420 square foot garage. The property has a 6,900 square foot site and is located in Hainesville, Avon Township, Lake County.

The appellant contends assessment inequity with respect to the subject's improvement as the basis of the appeal. In support of this argument the appellant submitted information on 12 comparable properties that are located within .20 of a mile from the subject. The comparables are improved with 2-story dwellings ranging in size from 2,157 to 2,235 square feet of living area. The dwellings were built from 1996 to 2000. The comparables have unfinished basements and a 420 square foot garage. Nine comparables have central air conditioning and three

comparables each have a fireplace. The comparables have improvement assessments ranging from \$66,088 to \$71,555 or from \$29.57 to \$32.09 per square foot of living area. Based on this evidence the appellant requested the subject's improvement assessment be reduced to \$69,376 or \$31.78 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$84,138. The subject property has an improvement assessment of \$72,809 or \$33.35 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on five comparable properties that are located within .18 of a mile from the subject. The board of review's comparables #2 and #3 are the same properties as the appellant's comparables #11 and #8, respectively. The comparables are improved with 2-story dwellings of vinyl siding exterior construction with 2,183 square feet of living area. The dwellings were built from 1996 to 1998. The comparables have unfinished basements, and a 420 or a 660 square foot garage. Four comparables have central air conditioning and one comparable has a fireplace. The comparables have improvement assessments ranging from \$67,836 to \$72,651 or from \$31.07 to \$33.28 per square foot of living 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted a total of 15 comparable properties for the Board's consideration, two of which were submitted by both parties. The Board gives less weight to the appellant's comparables #5, #10 and #11, due to their lack of central air conditioning when compared to the subject. The Board also gives less weight to the board of review's comparable #2, which is one of the parties' common comparables, due to its lack of central air conditioning when compared to the subject. The Board finds the parties' remaining comparables, which includes one of the parties' common comparables, have varying degrees of similarity to the subject. However, nine of the best comparables lack a fireplace, albeit three have a larger garage, when compared to the subject. Nevertheless, the best comparables have improvement assessments ranging from \$66,088 to \$72,651 or from \$29.57 to \$33.28 per square foot of living area. The subject's improvement assessment of \$72,809 or \$33.35 per square foot of living area falls above the range established by the best comparables in the record. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's improvement assessment is slightly excessive. Based on this record, the Board finds the appellant demonstrated with clear and convincing evidence that the subject's improvement is inequitably assessed and a reduction in the subject's assessment is 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

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Frank Slovnik, by attorney:  
Ronald Kingsley  
Lake County Real Estate Tax Appeal, LLC  
13975 W. Polo Trail Drive  
#201  
Lake Forest, IL 60045

COUNTY

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