



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

APPELLANT: Marina & Vladimir Dolinko
DOCKET NO.: 09-01519.001-R-1
PARCEL NO.: 11-28-105-034

The parties of record before the Property Tax Appeal Board are Marina & Vladimir Dolinko, the appellants, by attorney Irina Melnik, of Law Office of Irina Melnik P.C. in Chicago; and the Lake County Board of Review.

Based on the facts and exhibits presented, 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: \$53,233
IMPR: \$84,587
TOTAL: \$137,820

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a 2-story dwelling of frame construction containing 2,022 square feet of living area. The dwelling is 26 years old. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a 2-car garage. The subject is in a subdivision called Greentree, which is part of a larger developed area referred to as the Cambridge area, in Libertyville, Libertyville Township, Lake County.

The appellants' appeal is based on overvaluation. The appellants submitted information on three comparable properties described as 2-story or tri-level frame dwellings that range in age from 24 to 33 years old. The comparable dwellings range in size from 2,034 to 2,263 square feet of living area. Features include full or partial unfinished basements, central air conditioning, a fireplace and a 2-car garage. The comparables are all located within the Greentree subdivision. The three comparables sold between July 2007 and May 2009 for prices ranging from \$385,000 to \$425,000, or from \$176.76 to \$196.76 per square foot of living area including land. Based on this evidence, the appellants requested a reduction in the subject's total assessment from \$137,820 to \$113,284.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$137,820 was disclosed. The subject's assessment reflects a market value of \$419,416 or \$207.43 per square foot of living area, land included, using the 2009 three-year median level of assessments for property in Lake County of 32.86% as determined by the Illinois Department of Revenue, and using 2,022 square feet of living area. In support of their estimate of market value, the board of review submitted information on five comparable properties in the Cambridge West subdivision which sold between September 2007 and June 2008. These comparables range in size from 1,828 to 2,144 square feet of living area. All are 2-story frame dwellings that range in age from 33 to 36 years old. All comparables feature partial unfinished basements, fireplaces, central air conditioning and 2-car garages. The sale prices for these comparables range from \$400,000 to \$470,000 or from \$211.42 to \$221.55 per square foot of living area including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Property Tax Appeal Board further finds the evidence in the record does not support a reduction in the subject's assessment.

The appellants contend 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 must be proven by a preponderance of the evidence. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3rd Dist. 2002). Proof of market value may consist of an appraisal of the subject property, a recent sale of the subject property or comparable sales. (86 Ill.Admin.Code 1910.65(c)). After an analysis of the evidence in the record, the Board finds a reduction in the subject's assessment is not warranted.

Initially, the Board will address the appellants' argument that comparables from Cambridge West subdivision are not similar to comparables from Greentree subdivision in that homes in Cambridge West have a higher resale value than homes in Greentree. The appellants cite one example, 1029 Rosewood, where the home sold for less than its assessed value. However, another comparable submitted by the appellants shows just the opposite. 1003 Juniper sold for more than its assessed value. The board of review claims that although Greentree and Cambridge West are different subdivisions, they are both part of the "Cambridge area" and contain the same tract homes. The board of review claims the market does not distinguish between the two locations. The appellants did not submit sufficient evidence to refute this claim. Therefore, the Board finds comparables from Cambridge West to be similar to comparables from Greentree.

Comparables #2 and #3 submitted by the appellants are tri-level dwellings and received less weight in the Board's analysis. The Board finds comparable #1 submitted by the appellants and all five comparables submitted by the board of review were similar to the subject in size, style, exterior construction, features and age. Due to their similarities to the subject, these comparables received the most weight in the Board's analysis. These comparables had sale prices that ranged from \$385,000 to \$470,000 or from \$189.28 to \$221.55 per square foot of living area including land. The subject's assessment of \$137,820 reflects a market value of \$419,416 or \$207.43 per square foot of living area including land and is within the range established by the most similar comparables. The appellants' request for an assessment of \$113,284 would reflect a market value of \$344,747 or \$170.50 per square foot of living area including land, which is below all the comparables submitted by both parties. After considering adjustments and the differences in both parties' comparables when compared to the subject, the Board finds the appellants have not proven through a preponderance of the evidence that the subject property is overvalued 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.



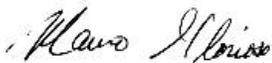
Chairman



Member



Member



Member



Member

DISSENTING: _____

C E R T I F I C A T I O N

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 23, 2012



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 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 the subsequent year 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.

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.