



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

APPELLANT: Irina Makkai
DOCKET NO.: 12-01892.001-R-1
PARCEL NO.: 16-26-205-009

The parties of record before the Property Tax Appeal Board are Irina Makkai, the appellant, by attorney Laura Godek of Laura Moore Godek, PC, in McHenry, and the Lake County Board of Review.

Based on the facts and exhibits presented, 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: \$71,826
IMPR: \$65,461
TOTAL: \$137,287

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a residential dwelling. Features of the home include a full basement with finished area, central air conditioning¹ and a detached two-car garage. The property has a 10,501 square foot site and is located in Highland Park, Moraine Township, Lake County.

The subject property is an owner occupied residence that was the subject matter of an appeal before the Property Tax Appeal Board the prior year under Docket Number 11-03722.001-R-1. In that appeal the Property Tax Appeal Board rendered a decision lowering the assessment of the subject property to \$139,406

¹ The assessing officials have the subject's basement recorded as unfinished and also have not recorded the dwelling as featuring central air conditioning.

based on the evidence submitted by the parties. For this 2012 assessment appeal, the appellant submitted a grid analysis of 16 comparable sales, an appraisal of the subject property as of January 1, 2010 with a final value conclusion of \$410,000 and an appraisal of the subject property as of December 17, 2010 with a final value conclusion of \$430,000, all to demonstrate that the subject property was overvalued.

The Property Tax Appeal Board takes judicial notice that 2011 and 2012 are within the same general assessment period for residential property in Lake County. (86 Ill.Admin.Code §1910.90(i) & 35 ILCS 200/9-220 & 9/225).

Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect a market value of approximately \$248,619.

The board of review submitted its "Board of Review Notes on Appeal" wherein the final assessment of the subject property totaling \$151,209 was disclosed. The board of review also reported that an equalization factor of .9848 was applied in 2012.

In support of the subject's assessment, the board of review submitted descriptions and comparable sales information on four properties to demonstrate that the subject's assessment reflected the property's market value.

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

In rebuttal, the appellant's counsel pointed out differences between the board of review's comparable properties and the subject in addition to making arguments regarding the foreclosure and/or sheriff's sale comparables which the appellant had presented.

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. Pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185), the Board finds the prior year's decision should be carried forward to the subsequent year subject only to equalization.

Section 16-185 of the Property Tax Code (35 ILCS 200/16-185) provides in part:

If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel on which a residence occupied by the owner is situated, such reduced assessment, subject to equalization, shall remain in effect for the remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction establishing a fair cash value for the parcel that is different from the fair cash value on which the Board's assessment is based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review.

The record disclosed the Property Tax Appeal Board issued a decision reducing the subject's 2011 assessment. The record further indicates that the subject property is an owner occupied dwelling and the Board finds that 2011 and 2012 are within the same general assessment period and there is nothing in the record to indicate that the assessment year in question is in a different general assessment period. Furthermore, the record contains no evidence indicating the subject property sold in an arm's length transaction. For these reasons the Property Tax Appeal Board finds that a reduction in the subject's assessment is warranted to reflect the Board's prior year's decision plus the application of the equalization factor of .9848.

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.

Ronald R. Cuit

Chairman

K. L. Fern

Member

Tracy A. Huff

Member

Mario Morris

Member

J. R.

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: August 22, 2014

Allen Castrovillari

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.