



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

APPELLANT: Robert Felicelli
DOCKET NO.: 15-01847.001-R-1
PARCEL NO.: 14-24-102-003

The parties of record before the Property Tax Appeal Board are Robert Felicelli, the appellant, by attorney Abby L. Strauss of Schiller Strauss & Lavin, PC, 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: \$ 65,551
IMPR.: \$148,949
TOTAL: \$214,500

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 2015 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 brick exterior construction that has 3,482 square feet of living area. The dwelling was built in 1987. The home features an unfinished basement, central air conditioning, a fireplace and a 1,405 square foot garage. The subject has a 127,098 square foot site. The subject property is located in Ela Township, Lake County, Illinois.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument, the appellant submitted three comparable sales located from .56 of mile to 1.69 miles from the subject. The comparables consist of two-story dwellings of brick exterior construction that were built from 1988 to 1992. Features had varying degrees of similarity when compared to the subject. The dwellings range in size from 3,287 to 3,684 square feet of living area and are situated on sites that range in size from 39,862

to 69,928 square feet of land area. The comparables sold from January 2014 to June 2015 for prices ranging from \$550,000 to \$568,000 or from \$150.65 to \$167.33 per square foot of living area including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$214,500. The subject's assessment reflects an estimated market value of \$646,474 or \$185.66 per square foot of living area including land when applying the 2015 three-year average median level of assessment for Lake County of 33.18%.

In support of the subject's assessment, the board of review submitted four comparable sales located from .54 of a mile to 1.27 miles from the subject. The comparables consist of 1.5-story or two-story dwellings of brick or frame exterior construction that were built from 1980 to 1988. Features had varying degrees of similarity when compared to the subject. The dwellings range in size from 2,944 to 3,589 square feet of living area and are situated on sites that range in size from 79,399 to 183,623 square feet of land area. The comparables sold from July 2013 to March 2015 for prices ranging from \$614,900 to \$785,000 or from \$187.13 to \$236.07 per square foot of living area including land.

With respect to the appellant's evidence, the board of review noted all the appellant's comparables have smaller sites when compared to the subject. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 failed to meet this burden of proof and no reduction in the subject's assessment is warranted.

The parties submitted seven suggested comparable sales for the Board's consideration. The Board gave less weight to the comparables submitted by the appellant due to their considerably smaller site sizes when compared to the subject. The Board gave less weight to comparables #2 and #4 submitted by the board of review due to their 2013 sale dates, which are dated and less indicative of market value as of the subject's January 1, 2015 assessment date. The Board finds the remaining two comparable sales are more similar when compared to the subject in location, land area, design, age, dwelling size and features. These comparables sold in June 2014 and March 2015 for prices of \$695,000 and \$750,000 or \$215.02 and \$236.07 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$646,474 or \$185.66 per square foot of living area including land, which is less than the most similar comparable sales contained in the record. After considering any necessary adjustments to the comparables for any differences when compared to the subject, the Board finds the subject's assessment is supported. Therefore, no 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.



Chairman



Member



Member



Acting 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: _____

April 21, 2017



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.