



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

APPELLANT: Natale & Danielle Caputo
DOCKET NO.: 16-01610.001-R-1
PARCEL NO.: 16-05-202-156

The parties of record before the Property Tax Appeal Board are Natale & Danielle Caputo, the appellants; 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: \$102,657
IMPR.: \$187,839
TOTAL: \$290,496

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 2016 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 construction. The dwelling was built in 1985 and contains 3,041 square feet of living area. Features of the home include a fully finished basement, central air conditioning, two fireplaces and a 713 square foot garage. The subject is located in Lake Forest, West Deerfield Township, Lake County.

The appellants contend assessment inequity as the basis of the appeal. In support of this argument the appellants submitted information on four equity comparables. These comparables are described as two-story brick dwellings built between 1979 and 1986. They range in size from 2,804 to 3,232 square feet of living area. The comparables feature basements, one of which is partially finished, central air conditioning, two fireplaces and garages that range in size from 528 to 672 square feet of building area. The comparables are located from .06 to .11 of a mile from the subject. They have improvement assessments ranging from \$130,519 to \$175,866 or

from \$44.77 to \$59.16 per square foot of living area. The appellants requested the improvement assessment be reduced to \$165,096 or \$54.29 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the improvement assessment for the subject of \$187,839 or \$61.77 per square foot of living area.

In support of its assessment the board of review submitted information on six equity comparables. These comparables are described as two-story dwellings of brick construction built between 1984 and 1986. They range in size from 2,804 to 3,438 square feet of living area. The comparables feature basements, five of which are partially finished. The comparables also feature central air conditioning, 1-3 fireplace each and garages that range in size from 528 to 896 square feet of building area. The comparables are located from .06 to .19 of a mile from the subject. The comparables have improvement assessments ranging from \$165,876 to \$203,271 or from \$58.30 to \$60.26 per square foot of living area. Board of review comparables #1 and #5 are the same properties as appellants' comparables #1 and #2.

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

Conclusion of Law

The taxpayers contend 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 appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

Both parties submitted ten equity comparables for the Board's consideration. The Board gave less weight to the board of review comparable #5 and appellants' comparables #2, #3 and #4 based on their unfinished basements as compared to the subject's finished basement. The Board finds appellants' comparable #1 and board of review comparables #1 through #4 and #6 most similar to the subject in location, style, age, dwelling size and features. These six comparables had improvement assessments ranging from \$58.30 to \$60.26 per square foot of living area. The subject's improvement assessment of \$61.77 per square foot of living area is slightly above the range established by the best comparables in this record. This is justified given the subject's significantly greater amount of finished basement area. Based on this record the Board finds the appellants did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is not justified.

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: May 15, 2018



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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