



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

APPELLANT: Lawrence Elisco  
DOCKET NO.: 16-03134.001-R-1  
PARCEL NO.: 15-33-221-002

The parties of record before the Property Tax Appeal Board are Lawrence Elisco, 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 **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:** \$37,581  
**IMPR.:** \$134,547  
**TOTAL:** \$172,128

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 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 single-family dwelling of wood-siding exterior construction with 2,600 square feet of living area. The dwelling was constructed in 1990. Features of the home include a full basement with a finished area, central air conditioning, a fireplace and a 441-square foot attached garage. The property has an 8,904-square foot site and is located in Buffalo Grove, Vernon Township, Lake County.

The appellant's appeal is based on overvaluation. In support of this argument, the appellant submitted information on four comparable sales located from .06 to .20 of a mile from the subject property. The comparables are described as two-story single-family dwellings of wood-siding exterior construction ranging in size from 2,678 to 3,182 square feet of living area. The dwellings were constructed in 1991 or 1992. Features of the comparables include full basements with three comparables having a finished area. All dwellings have central air conditioning, and three comparables have a fireplace; all comparables have an attached garage that range in size from 441 to 630 square feet of building area. The properties have sites ranging in size from

9,560 to 13,505 square feet of land area. The comparables sold from August 2015 to July 2016 for prices ranging from \$497,000 to \$594,000 or from \$184.63 to \$189.17 per square foot of living area including land. Based on this evidence, the appellant requested a reduction in the subject's total assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$172,128. The subject's assessment reflects a market value of \$519,083 or \$199.65 per square foot of living area including land when applying the 2016 three-year average median level of assessment for Lake County of 33.16% as determined by the Illinois Department of Revenue.

In support of the subject's assessment, the board of review submitted information on four comparable sales, one of which was used by the appellant. The comparables are located from .013 to .171 of a mile from the subject property. The comparables are improved with two-story single-family dwellings of wood-siding exterior construction that range in size from 2,618 to 2,685 square feet of living area. The dwellings were constructed from 1990 to 1993. The comparables feature basements with three comparables having a finished area. The comparables also have central air conditioning, three comparables have a fireplace and all comparables have attached garages of 441 square feet of building area. The properties have sites ranging in size from 8,755 to 10,000 square feet of land area. The comparables sold from May 2014 to June 2017 for prices ranging from \$525,000 to \$570,000 or from \$200.53 to \$212.85 per square foot of living area including land. Based on this evidence, the board of review requested that the subject property's assessment be confirmed.

### **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. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3<sup>rd</sup> Dist. 2002); 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the parties submitted a total of seven suggested sale comparables with various degrees of similarity to the subject property for the Board's consideration. Board of review comparable #2 is the same property as appellant's comparable #2. The Board gave less weight to board of review comparables #1, #2 and #3 due to their sale dates of May 2014, July 2017 and June 2017, respectively, being too distant from the subject's January 1, 2016 assessment date and thus less indicative of market value.

The Board finds the best evidence of market value to be all of the appellant's comparable sales as well as the board of review comparable sale #4. The Board gave most weight to board of review comparable #4 due to being more similar to the subject in site and dwelling size than the appellant's comparables. The comparables sold between August 2015 and July 2016 for prices ranging from \$497,000 to \$594,000 or from \$184.63 to \$208.57 per square foot of living area,

including land. The subject's assessment reflects a market value of \$519,083 or \$199.65 per square foot of living area, including land, which falls within the range established by the most similar comparable sales in this record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds that the appellant did not demonstrate by a preponderance of the evidence that the subject was overvalued. Therefore, the Board finds that the subject's estimated market value as reflected by its assessment is supported. Based on this record, the Board finds that no reduction in the subject's assessment is 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: February 13, 2019



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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