



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

APPELLANT: Angelo Galasso
DOCKET NO.: 16-03230.001-R-1
PARCEL NO.: 14-20-401-019

The parties of record before the Property Tax Appeal Board are Angelo Galasso, 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: \$29,504
IMPR.: \$161,017
TOTAL: \$190,521

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 dwelling of frame exterior construction with 3,939 square feet of living area. The dwelling was constructed in 2001. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a 774 square foot attached garage. The property has a 12,197 square foot site and is located in Lake Zurich, Ela Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales located from .07 to 1.46 miles from the subject property. The comparables are described as two-story dwellings of frame or brick exterior construction that range in size from 3,164 to 4,265 square feet of living area. The dwellings were constructed from 1989 to 2005. The comparables have unfinished basements, central air conditioning; two have two fireplaces; and a garage ranging in size from 632 to 834

square feet of building area. The comparables have sites ranging in size from 10,019 to 148,862 square feet of land area. The comparables sold from October 2013 to May 2015 for prices ranging from \$470,000 to \$560,000 or from \$123.09 to \$160.09 per square foot of living area including land. Based on this evidence, the appellant requested a reduction in the subject's total assessment to \$170,673 which would reflect a market value of approximately \$512,019 or \$129.99 per square foot of living area including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$190,521. The subject's assessment reflects a market value of \$574,551 or \$145.86 per square foot of living area, land included, when using 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 located from .136 to 1.658 miles from the subject property. The comparables are improved with two-story dwellings of frame or brick and frame exterior construction that range in size from 2,966 to 3,601 square feet of living area. The dwellings were constructed from 1995 to 2002. The comparables have unfinished basements, central air conditioning, a fireplace and a garage ranging in size from 420 to 791 square feet of building area. The comparables have sites ranging in size from 10,019 to 15,246 square feet of land area. The comparables sold from May 2015 to August 2016 for prices ranging from \$425,000 to \$581,000 or from \$137.67 to \$163.52 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. 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 seven suggested comparable sales for consideration. The Board gave less weight to the appellant's comparable sales. Appellant's comparable sales #1 and #2 occurred in October 2013 and May 2014 which are dated and less indicative of market value as of the January 1, 2016 assessment date. Appellant's comparable #3 has a considerably larger site size when compared to the subject. The Board also gave less weight to board of review comparables #1, #2 and #3 due their considerably smaller dwelling size when compared to the subject.

The Board finds the best evidence of market value to be the comparables submitted by the board of review that sold for prices ranging from \$137.67 to \$163.52 per square foot of living area including land. The Board finds comparable #4 to be most similar to the subject in design, age, dwelling size and most features. It sold in August 2015 for \$581,000 or \$161.34 per square foot living area including land. The subject's assessment reflects an estimated market value of \$574,551 or \$145.86 per square foot of living area including land, which is less than the most

similar comparable sale contained in the record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported and no reduction 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. 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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