



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

APPELLANT: Vincent Arpino
DOCKET NO.: 16-03686.001-R-1
PARCEL NO.: 11-27-105-013

The parties of record before the Property Tax Appeal Board are Vincent Arpino, 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: \$43,501
IMPR.: \$136,959
TOTAL: \$180,460

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 brick exterior construction with 3,249 square feet of living area. The dwelling was constructed in 1978 with an effective age of 1981 due to remodeling in 2010. Features of the home include a partial basement with finished area, central air conditioning, two fireplaces and a 660 square foot garage. The property has a 13,768 square foot site and is located in Red Top Farms neighborhood, Libertyville, Libertyville 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 within .19 of a mile of the subject property in the same Red Top Farms neighborhood. The comparables were described as two-story dwellings of brick or wood siding exterior construction ranging in size from 2,723 to 3,010 square feet of living area. The dwellings were constructed from 1977 to 1979. The

comparables each have an unfinished basement, central air conditioning, one or two fireplaces and a garage ranging in size from 479 to 506 square feet of building area. The comparables have sites ranging in size from 10,356 to 15,681 square feet of land area. The comparables sold in March and July 2015 for prices ranging from \$450,000 to \$498,000 or from \$147.16 to \$177.19 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 \$180,460. The subject's assessment reflects a market value of \$544,210 or \$167.50 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 response to the appellant's evidence, the board of review reported that the appellant's comparable sales #1 and #2 were negatively influenced by traffic on 4th Street.

In support of its contention of the correct assessment, the board of review submitted information on six comparable sales located between .09 of a mile and 1.86 miles from the subject property with three properties being located in the same neighborhood as the subject. The comparables were described as two-story dwellings of brick or wood siding exterior construction ranging in size from 2,568 to 3,358 square feet of living area. The dwellings were constructed from 1976 to 1983 with five comparables having effective ages that are the same as the actual ages. The board of review reported that comparable #5 was constructed in 1976 with an effective age of 1980 due to remodeling in 2002. The comparables each have an unfinished basement, central air conditioning, one or two fireplaces and a garage ranging in size from 441 to 625 square feet of building area. The comparables have sites ranging in size from 9,661 to 23,064 square feet of land area. The comparables sold from April 2015 to June 2016 for prices ranging from \$450,000 to \$735,000 or from \$165.05 to \$218.88 per square foot of living area, including land. 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 did not meet this burden of proof and no reduction in the subject's assessment is warranted.

The parties submitted nine suggested comparable sales for the Board's consideration. The Board gave less weight to board of review comparables #1 through #3 due to their dissimilar dwelling sizes. The Board also gave reduced weight to board of review comparables #4 through #6 for their less proximate locations to the subject property.

The Board finds the best evidence of market value to be the three comparable sales submitted by the appellant. These comparables are most similar to the subject in location, dwelling size, design, age and features. These comparables sold in March and July 2015 for prices ranging

from \$450,000 to \$498,000 or from \$147.16 to \$177.19 per square foot of living area, including land. The subject's assessment reflects a market value of \$544,210 or \$167.50 per square foot of living area, including land, which is greater than the overall price of the comparables, but falls between the best comparable sales in this record on a square foot basis. The subject's greater overall market value is justified given its newer effective age, slightly larger dwelling size and larger garage size in relation to the best comparables in this record. After considering adjustments to the comparable sales for differences when compared to the subject, the Board finds no reduction in the subject's estimated market value as reflected by its 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: September 17, 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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