



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

APPELLANT: Debbie Ruscitti
DOCKET NO.: 16-03926.001-R-1
PARCEL NO.: 05-23-306-005

The parties of record before the Property Tax Appeal Board are Debbie Ruscitti, 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: \$19,194
IMPR.: \$79,574
TOTAL: \$98,768

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 1-story dwelling of wood siding exterior construction with 2,495 square feet of living area. The dwelling was constructed in 1994. Features of the home include an unfinished basement, central air conditioning and an 830 square foot garage. The property has a 42,780 square foot site and is located in Grant Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparables located from .60 to .91 of a mile from the subject. The comparables are described as one, 1-story and two, 1.5 story dwellings of wood siding or brick exterior construction ranging in size from 2,059 to 3,052 square feet of living area. The dwellings were constructed from 1950 to 1975. The comparables have basements, with one having finished area. Each comparable has central air conditioning, two comparables each have one or two fireplaces and each comparable has a garage containing from 480 to 572

square feet of building area. One comparable has an additional 576 square foot garage. The comparables are situated on sites ranging in size from 9,060 to 65,353 square feet of land area. The comparables sold from March 2014 to May 2016 for prices ranging from \$145,000 to \$284,000 or from \$70.42 to \$93.05 per square foot of living area, including land. Based on this evidence, the appellant requested 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 \$98,768. The subject's assessment reflects a market value of \$297,853 or \$119.38 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 three comparable sales located within .49 of a mile of the subject. The comparables are described as one-story dwellings of wood siding or brick exterior construction ranging in size from 2,058 to 2,512 square feet of living area. The dwellings were constructed from 1954 to 2003. The comparables have unfinished basements, central air conditioning and one or two fireplaces. Two comparables have a garage containing either 736 or 924 square feet of building area. The comparables are situated on sites ranging in size from 42,051 to 48,670 square feet of land area. The comparables sold from October 2013 to July 2016 for prices ranging from \$186,000 to \$310,000 or from \$90.38 to \$134.67 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 six comparable sales for consideration. The Board gave less weight to appellant's comparables and board of review comparable #3 based on their considerably older ages when compared to the subject. In addition, appellant's comparables #1 and #3 were dissimilar 1.5-story designs when compared to the subject's 1-story design and board of review comparable #3 lacked a garage unlike the subject.

The Board finds the best evidence of market value for the subject property to be board of review comparables #1 and #2 which are located within the same subdivision as the subject. Both comparables are similar to the subject in dwelling size, design, age and features with one comparable being slightly dated. The comparables sold in July 2016 and May 2014 for prices of \$288,000 and \$310,000 or for \$114.65 and \$134.67 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$297,853 or \$119.38 per square foot of living area, including land which is supported by the best comparable sales in the record. After considering necessary 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 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: December 23, 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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