



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

APPELLANT: Anthony and Christina Roberti
DOCKET NO.: 16-04409.001-R-1
PARCEL NO.: 14-21-405-055

The parties of record before the Property Tax Appeal Board are Anthony & Christina Roberti, 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: \$22,599
IMPR.: \$91,479
TOTAL: \$114,078

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 is improved with a two-story dwelling with a wood siding exterior containing 2,065 square feet of living area. The dwelling was constructed in 1987. Features of the home include an unfinished basement, central air conditioning, one fireplace and an attached two-car garage with 441 square feet of building area. The property has a 9,375 square foot site and is located in Lake Zurich, Ela Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted an appraisal estimating the subject property had a market value of \$326,000 as of November 3, 2014. The appraisal was prepared by Angela T. Meyer, a certified residential real estate appraiser. The assignment type was a refinance transaction and Wintrust Mortgage-Northwest was the client.

In estimating the market value of the subject property, the appraiser developed the cost approach to value arriving at an estimated market value of \$330,300.

The appraiser also developed the sales comparison approach to value using three comparable sales and two listings improved with two-story dwellings ranging in size from 1,325 to 2,104 square feet of living area. The dwellings range in age from 27 to 29 years old. Four of the comparables have basements with three having finished area. Each comparable has central air conditioning, two comparables each have one fireplace and each comparable has a two-car garage. Comparables #1 through #3 sold from March 2014 to October 2014 for prices ranging from \$303,000 to \$335,000 or from \$173.48 to \$219.00 per square foot of living area, including land. Comparables #4 and #5 were active listings with prices of \$289,900 and \$269,900 or \$218.79 and \$181.87 per square foot of living area, including land, respectively. The appraiser adjusted the comparables for being active listings and/or differences from the subject property to arrive at adjusted prices ranging from \$316,900 to \$328,000 and arrived at an estimated value under the sales comparison approach of \$326,000.

In reconciling the two approaches to value, the appraiser gave most emphasis to the sales comparison approach. The appellants requested the subject's assessment be reduced to \$108,656 to reflect the appraised value.

The appellants also submitted information on three comparable sales improved with two-story dwellings with wood siding exteriors that range in size from 1,980 to 2,219 square feet of living area. The dwellings were constructed in 1987 and 1988. Each property has an unfinished basement, central air conditioning and an attached garage ranging in size from 440 to 504 square feet of building area. Two comparables each have one fireplace. The comparables have sites ranging in size from 8,965 to 11,326 square feet of land area and are located within .44 miles of the subject property. The sales occurred from December 2014 to July 2016 for prices ranging from \$305,000 to \$339,900 or from \$152.72 to \$154.04 per square foot of living area, land included.

The appellants requested the subject's assessment be reduced to \$108,656.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$114,078. The subject's assessment reflects a market value of \$344,023 or \$166.60 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 its contention of the correct assessment the board of review submitted information on four comparable sales improved with two-story dwellings with wood siding exteriors containing either 2,056 or 2,111 square feet of living area. The dwellings were built in 1986 and 1987. Each home has an unfinished basement, central air conditioning, one fireplace and an attached two-car garage with either 440 or 441 square feet of building area. These properties have sites ranging in size from 9,000 to 14,123 square feet of land area and have the same assessment neighborhood code as the subject property. The sales occurred from February 2015 to September 2015 for prices ranging from \$360,000 to \$375,000 or from \$175.10 to \$181.42 per

square foot of living area, including land. The board of review requested the assessment be confirmed.

Conclusion of Law

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

The Board finds the best evidence of market value to be the seven comparable sales submitted by the parties. The comparables are similar to the subject property in location, age, size, style and features. Additionally, the comparables sold more proximate in time to the assessment date than did the sales contained in the appellants' appraisal. The comparable sales sold for prices ranging from \$305,000 to \$375,000 or from \$152.72 to \$181.42 per square foot of living area, including land. The subject's assessment reflects a market value of \$344,023 or \$166.60 per square foot of living area, including land, which is within the range established by the comparable sales demonstrating the subject property is not overvalued for assessment purposes. Less weight is given to the appellants' appraisal as the effective date of the report preceded the assessment date by approximately 14 months and the sales in the report occurred in 2014 while the board of review sales occurred in 2015, more proximate in time to the assessment date. Additionally, the appellants' comparables are not as similar to the subject property in size as were comparable sales provided by the parties. Based on this evidence the Board finds 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: April 21, 2020



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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Anthony & Christina Roberti
975 Brittany Road
Lake Zurich, IL 60047

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085