



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

APPELLANT: George J. & Roberta A. Mocogni
DOCKET NO.: 16-04879.001-R-1
PARCEL NO.: 16-15-431-002

The parties of record before the Property Tax Appeal Board are George J. & Roberta A. Mocogni, the appellants, by Jessica Hill-Magiera, Attorney at Law in Lake Zurich; 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: \$34,006
IMPR: \$46,937
TOTAL: \$80,943

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 consists of a 2-story dwelling of stucco exterior construction with 1,915 square feet of living area. The dwelling was constructed in 1918. Features of the home include an unfinished basement and a 504 square foot garage. The property has a 7,379 square foot site and is located in Highwood, Moraine Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on five comparable sales located within .64 of a mile of the subject. The comparables are described as 2-story dwellings of brick, stucco or wood siding exterior construction ranging in size from 1,812 to 2,168 square feet of living area. The dwellings were constructed from 1918 to 1936. The comparables each have a basement, with one having finished area; two comparables have one fireplace each; and four comparables each have a garage ranging in size from 240 to 720 square feet of building area. The comparables are

situated on sites ranging in size from 6,600 to 10,012 square feet of land area. The comparables sold from January to April 2015 for prices ranging from \$141,500 to \$196,500 or from \$76.85 to \$98.02 per square foot of living area, including land. Based on this evidence, the appellants 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 \$80,943. The subject's assessment reflects a market value of \$244,098 or \$127.47 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 within .38 of a mile of the subject. The comparables are described as 1.5 or 2-story dwellings of stucco, vinyl siding or brick exterior construction ranging in size from 1,726 to 1,864 square feet of living area. The dwellings were constructed from 1908 to 1928. The comparables have basements, with one having finished area; one comparable has central air conditioning, three comparables each have a fireplace; each comparable has a garage ranging in size from 216 to 550 square feet of building area. The comparables are situated on sites ranging in size from 6,044 to 20,562 square feet of land area. The comparables sold from June 2016 to October 2017 for prices ranging from \$250,000 to \$375,000 or from \$138.89 to \$205.68 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.

In rebuttal, the appellants' counsel noted that board of review comparable sale #1 was an acceptable sale and the 2017 sale dates of the board of review comparables #2, #3 and #4 were too remote in time to establish market value as of January 1, 2016 and

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 parties submitted nine comparable sales for consideration. The Board gave less weight to the appellants' comparable sale #1 since it lacks a garage unlike the subject. The Board gave less weight to board of review comparables #2, #3 and #4 which sold 15 to 22 months after the subject's January 1, 2016 assessment date and thus, less likely to be reflective of market value.

The Board finds the best evidence of market value for the subject property to be appellants' comparables #2 through #5 and board of review comparable #1 which sold proximate in time to the assessment date at issue and are similar to the subject in location, dwelling size, design and features. The comparables sold from January 2015 to June 2016 for prices ranging from \$141,500 to \$355,000 or from \$78.09 to \$205.68 per square foot of living area, including land.

The subject's assessment reflects a market value of \$244,098 or \$127.47 per square foot of living area, including land which falls within the value range established by the best comparable sales in the record. After considering necessary adjustments to both 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: January 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

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