



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

APPELLANT: Joseph Petrunaro
DOCKET NO.: 17-00533.001-R-1
PARCEL NO.: 13-14-301-025

The parties of record before the Property Tax Appeal Board are Joseph Petrunaro, the appellant, by attorney Gregory Riggs, of Tax Appeals Lake County 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: \$51,192
IMPR.: \$228,953
TOTAL: \$280,145

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 2017 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 single-family dwelling of wood-siding exterior with 4,718 square feet of living area. The dwelling was constructed in 1998. Features of the home include a full basement with finished area, central air conditioning, four fireplaces and an 876-square foot attached garage. The property has a 76,185-square foot site and is located in Lake Barrington, Cuba Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on eight comparable sales located from .1 of a mile to 1.61 miles from the subject and in the same neighborhood code as the subject property as assigned by the local assessor. The properties are improved with two-story single-family dwellings of wood-siding or brick exterior construction ranging in size from 4,272 to 5,305 square feet of living area. The dwellings were constructed from 1993 to 2001. The comparables each feature a full

basement with seven having finished area; other features include central air conditioning, 1 to 4 fireplaces and an attached garage ranging in size from 630 to 939 square feet of building area. The properties have sites ranging in size from 42,689 to 89,298 square feet of land area. The comparables sold from March 2016 to August 2017 for prices ranging from \$580,000 to \$883,000 or from \$119.32 to \$166.45 per square foot of living area including land. Based on this evidence, the appellant 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 \$280,145. The subject's assessment reflects a market value of \$845,083 or \$179.12 per square foot of living area, land included, when using the 2017 three-year average median level of assessment for Lake County of 33.15% 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, one of which was also submitted by the appellant. The comparables were located from .055 to .981 of a mile from the subject and within the same neighborhood code as the subject property as assigned by the local assessor. The comparables are improved with two-story single-family dwellings of brick or wood-siding exterior construction ranging in size from 4,131 to 5,305 square feet of living area. The dwellings were constructed from 1994 to 2001. The comparables each feature a full basement with finished area, central air-conditioning, 1, 2 or 4 fireplaces and a garage ranging in size from 720 to 939 square feet of building area. The comparables have sites ranging in size from 42,269 to 78,844 square feet of land area. The sales of the properties occurred from March 2016 to March 2018 for prices ranging from \$750,000 to \$883,000 or from \$166.45 to \$206.15 per square foot of living area, including land. The board of review's submission also included the property record cards for the subject and its comparables. 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 a reduction in the subject's assessment is not warranted.

The parties submitted a total of eleven suggested comparable sales which includes the parties' common submission. The parties' comparables have varying degrees of similarity to the subject property. The Board gave less weight to appellant's comparable sale #6 due to having an unfinished basement, unlike the subject's basement which has finished area. The Board gave less weight to board of review comparable sale #3 due to its sale date in March 2018 being less proximate in time to the subject's January 1, 2017 assessment date and thus less likely to reflect market value as of the assessment date.

The Board finds the best evidence of market value to be the parties' remaining comparable sales which includes the common comparable. These properties were most similar to the subject in

location, design, age, and most features. These best comparables sold more proximate in time to the subject's January 1, 2017 assessment date. These best comparables in the record sold from March 2016 to August 2017 for prices ranging from \$605,000 to \$883,000 or from \$125.94 to \$206.15 per square foot of living area, including land. The subject's assessment reflects a market value of \$845,083 or \$179.12 per square foot of living area, land included, which falls within the range established by the best comparable sales in this record. After considering adjustments to the comparables for differences such as dwelling and lot sizes in order to make the comparables more similar to the subject property, the Board finds that the appellant did not demonstrate by a preponderance of the evidence that the subject was overvalued and, therefore, no reduction in the subject's assessment 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: 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

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