



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

APPELLANT: Jill Ferraro
DOCKET NO.: 17-01102.001-R-1
PARCEL NO.: 04-09-407-054

The parties of record before the Property Tax Appeal Board are Jill Ferraro, 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: \$8,952
IMPR.: \$68,019
TOTAL: \$76,971

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 dwelling of vinyl siding exterior construction with 2,270 square feet of living area. The dwelling was constructed in 2003. Features of the home include a full unfinished basement, central air conditioning, one fireplace and a 1,144 square foot attached garage. The property has a 17,504 square foot site and is located in Winthrop Harbor, Benton 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 the same neighborhood name and code as the subject as assigned by the township assessor. The comparables are described as two-story dwellings of wood or vinyl siding exterior construction ranging in size from 2,496 to 2,751 square feet of living area. The dwellings were constructed from 1998 to 2006 on sites ranging in size from 12,793 to 85,408 square feet of building area. Features of

each comparable include a full unfinished basement, central air conditioning, one fireplace and an attached garage ranging in size from 504 to 774 square feet of building area. The comparables sold from January 2015 to September 2017 for prices ranging from \$234,500 to \$275,000 or from \$88.08 to \$99.96 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 \$76,971. The subject's assessment reflects a market value of \$232,190 or \$102.29 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 the subject's assessment, the board of review submitted information on four comparable sales located within same neighborhood code and subdivision as the subject. The comparables are described as two-story dwellings of wood siding exterior construction ranging in size from 1,860 to 2,349 square feet of living area. The dwellings were constructed from 1991 to 2003. Each comparable has a partial or full unfinished basement, central air conditioning and a garage ranging in size from 483 to 744 square feet of building area. Three comparables each have one fireplace. The properties are situated on sites ranging in size from 10,879 to 23,809 square feet of land area. The comparables sold from March 2015 to January 2018¹ for prices ranging from \$185,000 to \$245,000 or from \$99.46 to \$118.28 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 seven comparable sales to support their respective positions, with one comparable selling twice. The Board gave less weight to the appellant's comparables #1 and #2 along with board of review comparable #1 due to their dissimilar dwelling sizes and/or considerably larger land size. The Board also gave less weight to the appellant's comparable #3 along with board of review comparable #4. These two comparables sold in January and March 2015, which are dated and less likely to be reflective of market value as of the January 1, 2017 assessment date.

The Board finds the best evidence of the subject's market value to be the board of review comparables #2 and #3. These comparables are similar to the subject in location, design,

¹ Board of review's grid analysis depicts comparable sale #1 as selling in August 2016 for \$185,000 and in January 2018 for \$220,000.

dwelling size and features although both are older dwellings with smaller basements and garages. They sold in February and September 2016 for prices of \$215,000 and \$245,000 or for \$100.19 and \$110.66 per square foot of living area, including land. The subject's assessment reflects a market value of \$232,190 or \$102.29 per square foot of living area, including land, which falls between the two best comparable sales in the record both on overall price and a price per square foot basis. After considering any necessary adjustments to the comparables for differences including age and features such as basements and garages when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. Based on this record, the Board finds the appellant failed to prove by a preponderance of the evidence that the subject was overvalued. Therefore, 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



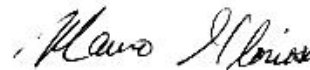
Member

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

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