



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

APPELLANT: John Ricchio  
DOCKET NO.: 17-01242.001-R-1  
PARCEL NO.: 15-30-301-015

The parties of record before the Property Tax Appeal Board are John Ricchio, 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:** \$43,681  
**IMPR.:** \$149,496  
**TOTAL:** \$193,177

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 is improved with a two-story brick single-family dwelling built in 1984. The home contains 3,872 square feet of living area and features a full unfinished basement, central air conditioning, a fireplace, and a 1,050-square foot garage. The dwelling is situated on a 50,241 square foot site located in Long Grove, Ela Township, Lake County.

The appellant's appeal is based on overvaluation. In support of this argument, the appellant submitted information on five comparable sales located within .68 of a mile of the subject that all share the same neighborhood code as the subject. The dwellings were built in 1985 or 1986 and consist of two-story brick single-family dwellings. The houses are situated on sites ranging in size from 40,511 to 45,182 square feet of land area and range in size from 3,748 to 4,160 square feet of living area. Three comparables each have a basement with 1,394 to 1,713 square feet of finished area. One comparable has an unfinished basement. The comparables also feature central

air conditioning, one to three fireplaces, and a garage ranging in size from 768 to 990 square feet of building area. The comparable property sketches submitted with the grid analysis disclose that the subject and comparable #4 have no land adjustments while comparable #1 and #4 have 1.10 golf course land adjustments and comparable #3 has a .80 Schaefer Rd land adjustment. The comparables sold from May to September 2016 for prices ranging from \$504,000 to \$570,000 or from \$133.37 to \$148.40 per square foot of living area, including land. Based on this evidence, the appellant requested an assessment of \$181,648, reflecting a market value of approximately \$544,944 or \$140.74 per square foot of living area, land included.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$193,177. The subject's assessment reflects a market value of approximately \$582,736 or \$150.50 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 a grid analysis containing information on four comparable sales, one of which was also utilized by the appellant. The properties are located within .663 of a mile from the subject and all have the same neighborhood code as the subject. The dwellings consist of two-story brick or frame single-family dwellings situated on sites containing from 40,166 to 41,818 square feet of land area. The homes were built from 1986 to 1988 and range in size from 3,548 to 4,125 square feet of living area. The comparables each have a basement, two of which have 806 or 1,205 square feet of finished area. The comparables also have central air conditioning, one or two fireplaces, and a garage ranging in size from 720 to 990 square feet of building area. The property record cards submitted by the board of review disclose that the subject and comparable #3 have no land adjustments while comparables #1, #2 and #4 have 1.10 golf course land adjustments. The comparables sold from May 2016 to August 2017 for prices ranging from \$567,500 to \$660,000 or from \$148.40 to \$176.16 per square foot of living area, including land. Based on the foregoing 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 seven comparable sales to support their respective positions before the Property Tax Appeal Board as both parties' comparable # 4 is the same property. The Board gave less weight to appellant's comparables #1, #2, and #3 and board of review comparables #2 and #4 which all have basements with substantial finished area, dissimilar to the subject which has an unfinished basement.

The Board finds that board of review comparable #1 and the parties' common comparable were the best comparables submitted in the record in terms of location, design, age, size and most

features. These comparables sold in May or June 2016 for \$635,000 to \$567,500 or \$153.94 and \$148.40 per square of living area, land included, respectively. The subject's assessment reflects an estimated market value of \$582,736 or \$150.50 per square foot of living area, land included, which is supported by the best comparable sales submitted for the Board's consideration. After considering adjustments to the comparables for any differences from the subject, the Board finds the subject's assessed value appears to be supported and 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: May 26, 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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