



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

APPELLANT: Charnell Conti
DOCKET NO.: 17-01376.001-R-1
PARCEL NO.: 16-30-206-001

The parties of record before the Property Tax Appeal Board are Charnell Conti, the appellant, by attorney Abby L. Strauss of Schiller Strauss & Lavin PC in Chicago; 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: \$74,916
IMPR.: \$123,461
TOTAL: \$198,377

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 with wood siding containing 2,624 square feet of living area. The dwelling was built in 1973. Features of the property include a full unfinished basement, central air conditioning, two fireplaces and a detached garage with 665 square feet of building area. The property is located in Deerfield, West Deerfield 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 improved with two-story dwellings with brick exteriors ranging in size from 2,646 to 2,892 square feet of living area. The homes were built from 1970 to 1980. Each property has an unfinished basement, central air conditioning, one fireplace and an attached garage ranging in size from 440 to 528 square feet of building area. The sales occurred from April 2017 to November 2017 for prices ranging from

\$411,326 to \$498,000 or from \$146.17 to \$172.20 per square foot of living area, land included. The appellant requested the subject's assessment be reduced to \$142,390.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$198,377. The subject's assessment reflects a market value of \$598,422 or \$228.06 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 improved with a 1.5-story dwelling and three, 2-story dwellings of brick exterior construction ranging in size from 2,266 to 2,819 square feet of living area. The dwellings were built from 1970 to 1975. Each property has an unfinished basement, central air conditioning, one fireplace and an attached garage ranging in size from 441 to 575 square feet of building area. The sales occurred from October 2016 to April 2018 for prices ranging from \$580,000 to \$640,000 or from \$204.86 to \$255.96 per square foot of living area, including land. The board of review requested the assessment be sustained.

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 record contains seven sales submitted by the parties to support their respective positions. The Board finds the best evidence of market value to be appellant's comparable sales #2 and #3 and board of review sales #3 and #4. These comparables sold most proximate in time to the January 1, 2017 assessment date and were relatively similar to the subject in age, style, size and features. These comparables sold for prices ranging from \$450,000 to \$590,000 or from \$170.07 to \$255.96 per square foot of living area, including land. The subject's assessment reflects a market value of \$598,422 or \$228.06 per square foot of living area, including land, which is above the overall price range but within the range established by the best comparable sales in this record on a square foot basis. The Board gives less weight to appellant's sale #1 as the price seems to be an outlier with reference to the remaining sales in the record. The Board gives less weight to board of review sales #1 and #2 as the transactions occurred approximately 15 months after the assessment date at issue and comparable #2 differed slightly from the subject in style. 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

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APPELLANT

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COUNTY

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