



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

APPELLANT: Joseph Venturi
DOCKET NO.: 17-02220.001-R-1
PARCEL NO.: 16-26-101-027

The parties of record before the Property Tax Appeal Board are Joseph Venturi, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Lake Forest, 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:	\$92,044
IMPR.:	\$0
TOTAL:	\$92,044

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 vacant residential parcel contains 12,719 square feet of land area. The subject site is located in Highland Park, Moraine Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on four comparable sales which the appellant asserted were each sold for their respective land value with the "structures to be torn down." Comparables #1 and #4 are located 1.15 and 1.99-miles from the subject property, respectively; no proximity data was provided for comparables #2 and #3. The comparables are described as parcels ranging in size from 7,966 to 19,996 square feet of land area. Comparables #1, #2 and #3 are each improved with dwellings built between 1913 and 1953. The comparable properties sold between July 2015 and January 2016 for prices ranging from \$80,000 to \$165,000 or from \$4.00 to \$15.52 per square foot of land area. Based on this evidence, the appellant requested a reduced total

assessment of \$66,660 which would reflect a market value of \$200,000 or \$15.72 per square foot of land area at the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$92,044. The subject's assessment reflects a market value of \$277,659 or \$21.83 per square foot of land area 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 three comparable sales located within .391 of a mile from the subject property. Based on the listing or action after purchase, comparables #1 and #2 were "torn down" properties resulting in a vacant parcel. The board of review also reported that comparable #3 was purchased by the appellant and is located on the same block as the subject property. The three comparable parcels range in size from 8,256 to 14,875 square feet of land area and sold between August 2013 and September 2017 for prices ranging from \$265,400 to \$400,000 or from \$26.38 to \$32.15 per square foot of land area. Based on this evidence, the board of review requested confirmation of the subject's estimated market value as reflected by its 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. The Board has given reduced weight to appellant's comparables #1, #2 and #4 along with board of review comparable #3 as these properties did not sell as proximate in time to the valuation date at issue of January 1, 2017 as other sales in the record which may be better indications of the subject's estimated market value.

The Board finds the best evidence of market value to be appellant's comparable sale #3 along with board of review comparable sales #1 and #2. These three parcels range in size from 8,256 to 14,875 square feet of land area and bracket the subject parcel's size. These most similar comparables sold between January 2016 and September 2017 for prices ranging from \$165,000 to \$400,000 or from \$12.45 to \$32.15 per square foot of land area. The subject's assessment reflects a market value of \$277,659 or \$21.83 per square foot of land area which is within the range established by the best comparable sales in this record and particularly well-supported by the comparables that are in close proximity to the subject property. 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: 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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COUNTY

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