



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

APPELLANT: Michael Aloisio
DOCKET NO.: 17-02892.001-R-1
PARCEL NO.: 05-25-311-014

The parties of record before the Property Tax Appeal Board are Michael Aloisio, 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: \$12,688
IMPR.: \$69,421
TOTAL: \$82,109

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 with wood-siding exterior containing 2,518 square feet of living area. The dwelling was constructed in 2003. Features of the home include an unfinished basement, central air conditioning and an attached garage with 420 square feet of building area. The property has an 8,564-square foot site and is located in Round Lake, Grant Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted a grid analysis of six comparable sales located from .24 of a mile to 1.39 miles from the subject and in the same neighborhood code as assigned to the subject by the local assessor. The properties are improved with two-story single-family dwellings with wood-siding exteriors ranging in size from 2,476 to 2,996 square feet of living area. The homes were built from 1999 to 2005. The comparables each feature a basement with two having finished areas;

each home also has central air conditioning and an attached garage ranging in size from 460 to 588 square feet of building area. Four homes each have a fireplace. The sales of the comparables occurred from March 2016 to January 2017 for prices ranging from \$227,500 to \$274,000 or from \$86.18 to \$91.88 per square foot of living area, including land.

Based on this evidence, the appellant requested that the total assessment be reduced to \$73,854 which would reflect a market value of \$221,562 or \$87.99 per square foot of living area, including land, 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 \$82,109. The subject's assessment reflects a market value of \$247,689 or \$98.37 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 three comparable sales located within 1.38 miles of the subject and in the same neighborhood code as assigned by the local assessor to the subject property. The properties are improved with two-story dwellings with wood-siding exteriors that range in size from 2,438 to 2,516 square feet of living area. The dwellings were constructed in 2003 or 2004. The comparables each feature a basement with one having finished area. Each home also has central air conditioning and a garage ranging in size from 500 to 716 square feet of building area. One dwelling has a fireplace. The sales of the comparables occurred from May to September 2016 for prices ranging from \$255,000 to \$259,900 or from \$101.35 to \$106.60 per square foot of living area, including land. The board of review submission also included a narrative critiquing the appellant's comparables, along with property record cards for the subject and each of its comparables.

Based on this evidence, the board of review requested that the subject'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 parties submitted a total of nine comparable sales with varying degrees of similarity to the subject property to support their respective positions before the Property Tax Appeal Board. The Board gave less weight to appellant's comparable sales #1 and #5, along with board of review comparable #2, based on these properties having finished basements, unlike the subject.

The Board finds the best evidence of the subject's approximate market value to be appellant's comparable sales #2, #3, #4 and #6, along with board of review comparables #1 and #3. These six sales were similar to the subject in location, age, design, construction, size, and features. These six comparables also sold proximate in time to the subject's assessment date at issue. These most similar comparables sold from May 2016 to January 2017 for prices ranging from \$227,500 to \$274,000 or from \$87.28 to \$106.60 per square foot of living area, including land. The subject's assessment reflects a market value of \$247,689 or \$98.37 per square foot of living area, land included, which is within the range established by the best comparable sales in this record. After considering adjustments to the comparables for differences in features when compared to the subject, the Board finds that the appellant did not demonstrate by a preponderance of the evidence that the subject was overvalued. Therefore, the Board finds that based on this evidence, the subject's estimated market value as reflected by its assessment is 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: 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Michael Aloisio, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
13975 W. Polo Trail Drive
#201
Lake Forest, IL 60045

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085