



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

APPELLANT: Joe Carrao  
DOCKET NO.: 18-00186.001-R-1  
PARCEL NO.: 06-10-301-021

The parties of record before the Property Tax Appeal Board are Joe Carrao, 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:** \$14,055  
**IMPR.:** \$47,150  
**TOTAL:** \$61,205

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 2018 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 dwelling with a wood siding and face brick exterior that has 1,570 square feet of living area. The dwelling was built in 1993. Features of the home include an unfinished basement, central air conditioning, one fireplace and a two-car attached garage with 496 square feet of building area. The property has a 9,148 square foot site and is located in Round Lake Beach, Lake Villa Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on six comparable sales improved with two-story dwellings of wood siding exterior that range in size from 1,560 to 1,704 square feet of living area. The dwellings were built from 1994 to 1999. Five comparables have basements with two having finished area, each comparable has central air conditioning, three comparables each have one fireplace and each comparable has an attached two-car garage ranging in size from 400 to 460

square feet of building area. These properties have sites ranging in size from 7,405 to 10,890 square feet of land area and are located within .38 miles of the subject property. The sales occurred from April 2017 to April 2018 for prices ranging from \$144,000 to \$180,000 or from \$92.31 to \$112.18 per square foot of living area, land included. The appellant requested the subject's assessment be reduced to \$55,994.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$61,205. The subject's assessment reflects a market value of \$185,021 or \$117.85 per square foot of living area, land included, when using the 2018 three-year average median level of assessment for Lake County of 33.08% 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 two-story dwellings with wood siding exteriors ranging in size from 1,546 to 1,612 square feet of living area. The homes were built from 1993 to 2000. Three comparables have basements with one having finished area, each property has central air conditioning, two comparables each have one fireplace, and each comparable has an attached two-car garage with either 441 or 460 square feet of building area. The comparables have sites ranging in size from 6,970 to 13,068 square feet of land area and are located within approximately .414 miles from the subject property. The sales occurred from January 2017 to May 2018 for prices ranging from \$180,000 to \$202,000 or from \$116.43 to \$130.66 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 ten sales submitted by the parties to support their respective positions. The Board gives less weight to appellant's comparable #2 and board of review comparable #3 as neither property has a basement unlike the subject's unfinished basement. The Board gives less weight to appellant's comparables #3 and #5 and board of review comparable #2 as each comparable has finished basement area while the subject property has an unfinished basement. The remaining five comparables are similar to the subject property in location, style, age, construction and features. These five comparables sold for prices ranging from \$158,000 to \$202,000 or from \$100.25 to \$130.66 per square foot of living area, including land. The subject's assessment reflects a market value of \$185,021 or \$117.85 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Based on this evidence the Board finds the assessment of the subject property as established by the board of review is correct and 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: August 18, 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

Joe Carrao, by attorney:  
Gregory Riggs  
Tax Appeals Lake County  
830 West IL Route 22  
Suite 286  
Lake Zurich, IL 60047

COUNTY

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