



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

APPELLANT: Barbara Veto  
DOCKET NO.: 18-00248.001-R-1  
PARCEL NO.: 06-06-202-015

The parties of record before the Property Tax Appeal Board are Barbara Veto, 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:** \$15,682  
**IMPR.:** \$96,737  
**TOTAL:** \$112,419

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 consists of a two-story dwelling of wood siding exterior construction with 3,352 square feet of living area. The dwelling was constructed in 2001. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a 936 square foot garage. The property has a 39,829 square foot site and is located in Lake Villa, 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 four comparable sales that were located from .85 of a mile to 1.12 miles from the subject property. The comparables have sites ranging in size from 10,454 to 19,602 square feet of land area. The comparables consist of two-story dwellings of wood siding exterior construction ranging in size from 2,728 to 2,866 square feet of living area. The dwellings were constructed from 1993 to 1999. Each comparable has a full or partial basement

with two having a walk-out design and two having finished area. The comparables each have central air conditioning, one fireplace and a garage that ranges in size from 440 to 696 square feet of building area. The properties sold from June 2016 to March 2018 for prices ranging from \$239,000 to \$290,000 or from \$83.39 to \$104.02 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$103,902 which would reflect a market value of approximately \$311,737 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 \$112,419. The subject's assessment reflects a market value of \$339,840 or \$101.38 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 response to the appeal, the board of review made note that the appellant's comparables are less proximate in location to the subject and have smaller site sizes when compared to the subject.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales located from .117 to .551 of a mile from the subject property. The comparables have sites ranging in size from 39,413 to 48,151 square feet of land area. The comparables were improved with two-story dwellings of wood siding exterior construction that range in size from 2,597 to 3,218 square feet of living area. The dwellings were constructed from 1981 to 1990. Each comparable has a full or partial basement with one having finished area, central air conditioning and a garage that ranges in size from 506 to 775 square feet of building area. In addition, comparable #1 has three fireplaces and comparable #3 has one fireplace and a 360 square foot inground swimming pool. The properties sold from July 2017 to May 2018 for prices ranging from \$315,000 to \$354,900 or from \$97.89 to \$130.92 per square foot of living area, including land. Based on this evidence, the board of review requested that the subject's 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 no reduction in the subject's assessment is warranted.

The parties submitted seven suggested comparable sales for the Board's consideration. The Board finds that neither party submitted comparables that were particularly similar to the subject, due to significant differences to the subject in location, lot size, dwelling size, age, features and/or sale dates. Nonetheless, the Board finds the appellant's comparables #1, #2 and #4 had sale dates in 2016 which are dated and less likely to be indicative of the subject's market value as of the January 1, 2018 assessment date. The Board also gave less weight to board of review comparable #3 which has an inground swimming pool unlike the subject.

The Board finds the best evidence of market value to be the appellant's comparable sale #3, along with board of review comparable sales #1 and #2. These comparables have varying degrees of similarity to the subject. The appellant's comparable sale #3 is located less proximate to the subject and consists of a significantly smaller lot size and smaller dwelling size when compared to the subject, though it is more similar in age. The board of review comparables are located in closer proximity to the subject with similar lot sizes, however, each dwelling is older in age with comparable #2 also being smaller in size when compared to the subject. These comparables sold from November 2017 to May 2018 for prices ranging from \$274,000 to \$340,000 or from \$97.89 to \$130.92 per square foot of living area, including land. The subject's assessment reflects a market value of \$339,840 or \$101.38 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record and appears to be well supported given its superior dwelling size and newer age. After considering adjustments to the comparable sales for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by the assessment is justified. Based on this evidence the Board finds 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: October 20, 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

Barbara Veto, 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