



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

APPELLANT: Natalie Bernardi
DOCKET NO.: 18-00372.001-C-1
PARCEL NO.: 06-26-202-005

The parties of record before the Property Tax Appeal Board are Natalie Bernardi, 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: \$57,504
IMPR.: \$ 7,174
TOTAL: \$64,678

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 29,962 square foot site that is improved with a 574 square foot one-story structure that was built in 1935. The subject property is located in Grayslake, Avon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. The appellant only challenged the subject's land assessment. In support of this argument the appellant submitted a grid analysis of four suggested comparable sales located in Grayslake, Round Lake or Round Lake Beach, Illinois, however, their proximity in terms of distance was not disclosed. The comparables have sites that range in size from 23,086 to 61,120 square feet of land area. Comparable #2 is improved with an 1,882 square foot structure of unknown story height that was built in 1970. The comparables sold from April 2017 to March 2018 for prices ranging from \$22,500 to \$97,000 or from \$.52 to \$3.94 per square foot of land area, which includes the building for

comparable #2. Based on this evidence, the appellant requested a reduction in the subject's land assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$64,678. The subject has a land assessment of \$57,504, which reflects an estimated market value of \$173,833 or \$5.80 per square foot of land area when applying the 2018 three-year average median level of assessment for Lake County of 33.08%.

With respect to the appellant's evidence, the board of review argued none of the comparables are similar to the subject in size, location and appeal. Comparable #1 is an out-lot in a retail strip center that was on the market for 10 years and was purchased by an investor. Comparable sale #2 was an auction sale that is improved with a tavern and apartments that represents a redevelopment opportunity. Comparable 3 is a dissimilar industrial property that is significantly larger than the subject. Comparable #4 was part of agricultural site that was sold to a neighboring school district.

In support of the subject's assessment, the board of review submitted an analysis of two suggested comparable sales located approximately 5.5 miles from the subject in Gurnee, Illinois. The comparables have 44,867 and 110,360 square feet of land area and sold in September 2016 for prices of \$245,174 and \$279,826 or \$2.22 and \$6.24 per square foot of land area. Based on this evidence, the board of review requested confirmation of the subject's 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 no reduction in the subject's assessment is warranted.

The record contains six comparable sales for the Board's consideration. The Board finds neither of parties' comparables are particularly similar to the subject due to differences in zoning, use, size and location. The Board gave less weight to comparables #3 and #4 submitted by the appellant. Comparable #3 is significantly larger in site size when compared to the subject. Comparable #4 is an outlier due to overall low sale price in relation to the other comparable sales in this record. The Board gave less weight to comparable #1 submitted by the board of review due to its considerably larger site size when compared to the subject. The Board finds the three remaining comparable sales provide the best indicator of the subject's market value as they are more similar in site size when compared to the subject. These comparables sold from September 2016 to February 2018 for prices ranging from \$75,000 to \$279,826 or \$2.44 to \$6.24 per square foot of land area. The subject's land assessment reflects an estimated market value of \$173,833 or \$5.80 per square foot of land area, which falls within the range established by the most similar comparable sales contained in this record. After considering the numerous adjustments to the comparables in order to make them more equivalent to the subject in terms of site size, location and use, the Board finds the subject's estimated market value as reflected by its assessment is supported and no reduction 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: March 15, 2022



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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