



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

APPELLANT: Laura Ranieri-Bell  
DOCKET NO.: 18-00569.001-R-1  
PARCEL NO.: 02-18-303-003

The parties of record before the Property Tax Appeal Board are Laura Ranieri-Bell, 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:** \$16,009  
**IMPR.:** \$75,740  
**TOTAL:** \$91,749

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 2,924 square feet of living area. The dwelling was constructed in 1998. Features of the home include an unfinished basement, central air conditioning, one fireplace and a 680 square foot attached garage. The property has a 14,705 square foot site and is located in Antioch, Antioch Township, Lake County.

The appellant's appeal is based on overvaluation. In support of this argument, the appellant submitted information on four comparable sales located within .27 of a mile from the subject property. The comparables are described as two-story dwellings of wood siding exterior construction ranging in size from 2,519 to 3,038 square feet of living area. The dwellings were constructed from 1991 to 1999. Each comparable has a basement with finished area, central air conditioning, one or two fireplaces and an attached garage ranging in size from 440 to 600

square feet of building area. The properties have sites ranging in size from 12,065 to 20,214 square feet of land area. The comparables sold from January 2015 to June 2017 for prices ranging from \$235,000 to \$275,000 or from \$77.35 to \$95.29 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's total assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$91,749. The subject's assessment reflects a market value of \$277,355 or \$94.85 per square foot of living area, including land, when applying 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 the subject's assessment, the board of review submitted information on four comparable sales located within .203 of a mile from the subject property.<sup>1</sup> The properties are situated on sites ranging in size from 12,065 to 12,500 square feet of land area and are improved with two-story dwellings of brick or wood siding exterior construction that range in size from 2,519 to 2,886 square feet of living area. The dwellings were constructed from 1995 to 1999. Features of each comparable include a basement, with three having finished area; central air conditioning; one fireplace and a garage ranging in size from 440 to 660 square feet of building area. The comparables sold from July 2016 to July 2018 for prices ranging from \$238,900 to \$275,000 or from \$92.72 to \$99.85 per square foot of living area, including land. Based on this evidence, the board of review requested that the subject property'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 Board finds the parties submitted six comparable sales for the Board's consideration which includes two comparables common to both parties. The Board gave less weight to the appellant's comparable sales due to their dated sales in 2015 and 2016 being less proximate in time to the January 1, 2018 assessment date than the other sales in the record, older dwelling, or smaller dwelling size when compared to the subject.

The Board gave most weight to the board of review comparables #1 and #4 as these comparables are similar to the subject in location, dwelling size, design, age and most features. However, the Board recognizes adjustments would have to be considered for differences in basement size, basement finish and garage size. These comparables sold in January 2017 and July 2018 for prices of \$274,000 and \$260,000 or \$99.85 and \$92.72 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$277,355 or \$94.85 per square foot of living area, including land, which falls between the two best comparable sales on a

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<sup>1</sup> Board of review comparables #2 and #3 and the appellant's comparables #3 and #4 are the same properties.

price per square foot basis but just above on overall price. The subject's slightly higher overall value appears to be justified given its superior lot, dwelling, basement and garage sizes. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the appellant failed to prove by a preponderance of the evidence that the subject that the subject's estimated market value as reflected by its assessment was overvalued and therefore, 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



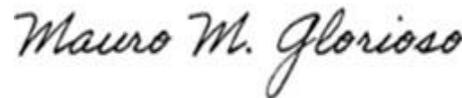
Member

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

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APPELLANT

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COUNTY

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Lake County Courthouse  
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