



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

APPELLANT: Burt Cerone
DOCKET NO.: 18-00588.001-R-1
PARCEL NO.: 02-11-304-030

The parties of record before the Property Tax Appeal Board are Burt Cerone, 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: \$12,010
IMPR.: \$69,012
TOTAL: \$81,022

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 2,821 square feet of living area. The dwelling was constructed in 2006. Features of the home include a full unfinished basement, central air conditioning and a 460 square foot attached garage. The property has a 15,415 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 three comparable sales located from .18 to .66 of a mile from the subject property. The comparables are described as two-story dwellings of wood siding exterior construction ranging in size from 2,638 to 2,944 square feet of living area. The dwellings were constructed in 2005. The comparables have basements, with one having finished area. Each comparable has central air conditioning and an attached garage ranging in size from 440 to 630

square feet of building area. The properties have sites ranging in size from 6,599 to 8,664 square feet of land area. The comparables sold from September 2017 to February 2018 for prices ranging from \$199,000 to \$235,000 or from \$75.44 to \$79.82 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 \$81,022. The subject's assessment reflects a market value of \$244,927 or \$86.82 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 response to the appellant's appeal, the board of review argued appellant's comparables are located on smaller lots when compared to the subject's lot size. In addition, appellant's comparable #3 backs up to Illinois State Highway Route 173 which is a busy artery with approximately 15,000 vehicles per day.

In support of the subject's assessment, the board of review submitted property record cards and a grid analysis on five comparable sales located within .468 of a mile from the subject property. The comparables are situated on sites ranging in size from 10,676 to 28,165 square feet of land area and are improved with two-story dwellings of wood siding exterior construction that range in size from 2,448 to 3,211 square feet of living area. The dwellings were constructed from 2004 to 2007. The comparables have partial or full basements, with one having finished area. Each comparable has central air conditioning, four comparables each have one fireplace and each comparable has an attached garage ranging in size from 420 to 657 square feet of building area. The comparables sold from November 2015 to March 2018 for prices ranging from \$214,000 to \$299,000 or from \$79.03 to \$105.39 per square foot of living area, including land. The subject site is located adjacent to a pond and preserve area as shown from the GIS map submitted by the board of review. 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 eight comparable sales for consideration. The Board gave less weight to the appellant's comparables and board of review comparable #5 due to their dissimilar lot sizes when compared to the subject. The Board also gave less weight to board of review comparables #3 and #4 due to their sales occurring in August 2015 and September 2016 which are dated and less likely to be reflective of market value as of the January 1, 2018 assessment date.

The Board gave most weight to board of review comparables #1 and #2 as they are most similar to the subject in location, lot size, dwelling size, design, age and most features. These comparables sold in July and March 2017 for prices of \$267,500 and \$258,000 or \$96.33 and \$105.39 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$244,927 or \$86.82 per square foot of living area, including land, which is well supported by the two best comparable sales in this record. Based on this evidence, the Board finds the appellant failed to prove by a preponderance of the evidence that the subject was overvalued and therefore, no reduction in the subject's assessment is 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: 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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