



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

APPELLANT: Pamela Cullotta
DOCKET NO.: 18-00639.001-R-1
PARCEL NO.: 06-27-205-024

The parties of record before the Property Tax Appeal Board are Pamela Cullotta, 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: \$21,345
IMPR.: \$79,851
TOTAL: \$101,196

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 vinyl siding exterior construction with 2,528 square feet of living area. The dwelling was constructed in 1993. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 420 square foot garage. The property has a 10,400 square foot site and is located in Grayslake, Avon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on nine comparable sales located within .36 of a mile from the subject property. The comparables have sites ranging in size from 10,000 to 15,371 square feet of land area and are improved with two-story dwellings of vinyl siding exterior construction that range in size from 2,378 to 2,750 square feet of living area. The dwellings were constructed from 1992 to 1994. The comparables have basements with two having finished area. Eight

comparables have central air conditioning, eight comparables each have a fireplace and each comparable has a garage ranging in size from 420 to 682 square feet of building area. The comparables sold from June 2017 to February 2018 for prices ranging from \$255,000 to \$345,000 or from \$100.87 to \$127.54 per square foot of living area, land included. The appellant also submitted Multiple Listing Service (MLS) sheets associated with the sales of comparables #1 and #3. Based on this evidence, the appellant requested that the subject's assessment be reduced to \$95,212.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$101,196. The subject's assessment reflects a market value of \$305,913 or \$121.01 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 a grid analysis and property record cards for the subject and seven comparable sales located within .247 of mile from the subject property. Board of review comparables #2 and #6 are the same properties as appellant's comparables #6 and #7. The comparables have sites ranging in size from 9,148 to 17,885 square feet of land area and are improved with two-story dwellings of vinyl siding exterior construction that range in size from 2,418 to 2,705 square feet of living area. The dwellings were constructed from 1992 to 1994. The comparables have basements with four having finished area. Each comparable has central air conditioning, a fireplace and a garage ranging in size from 441 to 772 square feet of building area. Board of review comparable #5 has a 512 square foot inground swimming pool. The comparables sold from September 2016 to June 2018 for prices ranging from \$310,000 to \$370,000 or from \$118.85 to \$143.31 per square foot of living area, land included. Based on this evidence, the board of review requested that the subject'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 14 comparables were submitted by the parties in support of their respective positions, with two comparables common to both parties. The Board gave less weight to the appellant's comparable #3, appellant's comparable #6/board of review comparable #2 and board of review comparables #3, #5 and #7 as they have finished basement area unlike the subject's unfinished basement.

The Board finds the best evidence of market value to be the remaining comparables in the record which includes one comparable common to both parties. These comparables are similar to the subject in location, design, dwelling size, age and features. The comparables sold from June 2017 to June 2018 for prices ranging from \$255,000 to \$345,000 or from \$100.87 to \$132.34 per

square foot of living area, including land. The subject's assessment reflects a market value of \$305,913 or \$121.01 per square foot of living area, including land, which falls within the range the range established by the best comparable sales in this record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. Based on this evidence the Board finds 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: November 17, 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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