



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

APPELLANT: Barbara Mastandrea  
DOCKET NO.: 18-02337.001-R-1  
PARCEL NO.: 15-13-305-010

The parties of record before the Property Tax Appeal Board are Barbara Mastandrea, the appellant, by Jessica Hill-Magiera, Attorney at Law in Lake Zurich; 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:** \$70,502  
**IMPR.:** \$104,481  
**TOTAL:** \$174,983

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 2.0-story dwelling of wood siding exterior construction with 2,430 square feet of living area. The dwelling was constructed in 1971. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 483 square foot garage. The property has an 18,731 square foot site and is located in Lincolnshire, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on six comparable sales located within 0.94 of a mile from the subject property. The comparables have sites that range in size from 4,949 to 20,473 square feet of land area and are improved with 2.0-story dwellings of brick or wood siding exterior construction that range in size from 2,217 to 2,565 square feet of living area. The homes were built from 1969 to 1978. Each comparable has a basement, three with finished area, central air

conditioning, one or two fireplaces and a garage ranging in size from 484 to 610 square feet of building area. The comparables sold from January 2017 to June 2018 for prices ranging from \$304,000 to \$400,000 or from \$137.12 to \$163.18 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$125,472.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$174,983. The subject's assessment reflects a market value of \$528,969 or \$217.68 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 information on four comparable sales located within approximately 1.11 miles from the subject property. The comparables have sites that range in size from 20,038 to 26,572 square feet of land area and are improved with a 1.5-story and three, 2.0-story dwellings of brick or wood siding exterior construction that range in size from 2,328 to 2,517 square feet of living area. The homes were built from 1965 to 1972. Two comparables have finished basements and two comparables have no basement. Each comparable has central air conditioning, one or two fireplaces and a garage ranging in size from 460 to 576 square feet of building area. The comparables sold from May to October 2017 for prices ranging from \$535,000 to \$575,000 or from \$212.55 to \$246.99 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

In rebuttal, the appellant's counsel submitted written comments arguing the board of review comparables #1, #2 and #4 are not comparable as they include finished basements and comparable #3 due to a difference in design compared to the subject.

### **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 parties submitted ten comparables for the Board's consideration. The Board gave less weight to the appellant's comparables #4, #5 and #6 which have dissimilar sites compared to the subject. The Board of review gave less weight to board of review comparables #3 and #4 which lack basements compared to the subject's unfinished basement. Additionally, board of review comparable #3 differs in design from the subject property.

The Board finds the best evidence of market value to be the appellant's comparables #1, #2 and #3 along with board of review comparables #1 and #2 which are similar to the subject in terms of location, age, design, dwelling size and most features. Three of these five comparables have finished basements in contrast to the subject's unfinished basement, suggesting a downward adjustment to these properties to make them more equivalent to the subject property. These

comparables sold from January 2017 to June 2018 for prices ranging from \$304,000 to \$570,000 or from \$137.12 to \$229.47 per square foot of living area, including land. The subject's assessment reflects a market value of \$528,969 or \$217.68 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. After considering adjustments to the comparables for differences with the subject, the Board finds a preponderance of the evidence supports the subject's assessment and a reduction 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:

December 15, 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 Mastandrea, by attorney:  
Jessica Hill-Magiera  
Attorney at Law  
790 Harvest Drive  
Lake Zurich, IL 60047

COUNTY

Lake County Board of Review  
Lake County Courthouse  
18 North County Street, 7th Floor  
Waukegan, IL 60085