



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

APPELLANT: Kevin Vignocchi
DOCKET NO.: 19-04717.001-R-1
PARCEL NO.: 16-25-105-025

The parties of record before the Property Tax Appeal Board are Kevin Vignocchi, 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: \$ 95,314
IMPR.: \$116,874
TOTAL: \$212,188

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 2019 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 one-story dwelling of wood siding exterior construction with 2,540 square feet of living area. The dwelling was constructed in 1975. Features of the home include an unfinished full basement, central air conditioning, a fireplace and a 506 square foot garage. The property has an 11,610 square foot site and is located in Highland Park, Moraine Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on three comparable sales located from .81 to 1.52-miles from the subject property. While these properties are each located in Highland Park, none are located in the same assessment neighborhood code as the subject. The parcels range in size from 12,650 to 22,300 square feet of land area and have each been improved with a one-story dwelling of brick exterior construction. The homes were built in either 1958 or 1963, one of which has a

newer effective age of 1969. The dwellings range in size from 2,378 to 2,786 square feet of living area. The dwellings have basements, two of which have recreation rooms and one of which is a walkout-style. The homes have central air conditioning and a garage ranging in size from 440 to 484 square feet of building area. Two of the homes each have one and two fireplaces and appellant's comparable #1 has an inground swimming pool. These comparables sold from May 2018 to August 2019 for prices ranging from \$506,300 to \$558,750 or from \$181.74 to \$228.13 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduced total assessment of \$202,550 which reflects a market value of approximately \$607,711 or \$239.26 per square foot of living area, including land, when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$212,188. The subject's assessment reflects a market value of \$645,144 or \$253.99 per square foot of living area, land included, when using the 2019 three year average median level of assessment for Lake County of 32.89% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment, the board of review submitted information on three comparable sales located from .51 to 1.39-miles from the subject property. While these properties are each located in Highland Park, only comparable #3 is located in the same assessment neighborhood code as the subject. The parcels range in size from 12,310 to 25,150 square feet of land area and have each been improved with a one-story dwelling of wood siding and stone exterior construction. The homes were built from 1950 to 1984 with effective ages ranging from 1958 to 2001. The dwellings range in size from 3,050 to 3,549 square feet of living area. Two of the dwellings have basements, one of which has a recreation room. The homes have central air conditioning, one or two fireplaces and a garage ranging in size from 441 to 552 square feet of building area. The comparables sold from May to August 2018 for prices ranging from \$790,000 to \$1,165,000 or from \$259.02 to \$328.26 per square foot of living area, including land. Based on the foregoing 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 a reduction in the subject's assessment is not warranted.

The parties submitted a total of six comparable sales to support their respective positions before the Property Tax Appeal Board. While none of the comparables are particularly similar to the subject property, the Board has given reduced weight to the board of review comparables which are each substantially larger than the subject dwelling.

On this limited record, the Board finds the best evidence of market value to be the appellant's comparable sales, which are each similar to the subject in design, size and foundation type despite differences in location, age, finished basement areas and/or other features when compared to the subject. These most similar comparables sold from May 2018 to August 2019 for prices ranging from \$506,300 to \$558,750 or from \$181.74 to \$228.13 per square foot of living area, including land. The subject's assessment reflects a market value of \$645,144 or \$253.99 per square foot of living area, including land, which is above the range established by the best comparable sales in this record both in terms of overall value and on a per-square-foot basis. However, the Board further finds that the subject dwelling is newer than each of these comparables, having been built in 1975, and therefore, the Board finds a reduction in the subject's assessment is not justified on this record.

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:

February 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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