



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

APPELLANT: Tony Agostinelli
DOCKET NO.: 19-04749.001-R-1
PARCEL NO.: 16-15-318-014

The parties of record before the Property Tax Appeal Board are Tony Agostinelli, 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: \$49,292
IMPR.: \$150,688
TOTAL: \$199,980

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 two-story dwelling of brick exterior construction with 3,583 square feet of living area. The dwelling was built in 1993. Features of the home include an unfinished full basement, central air conditioning, one fireplace and an attached garage with 529 square feet of building area. The property has an 11,730 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 improved with two-story dwellings of brick or brick and wood siding exterior construction that range in size from 3,945 to 4,311 square feet of living area. The homes were built from 1982 to 1986. Each property has a full basement with two being finished with recreation rooms. Each property has central air conditioning, one or two fireplaces and an attached garage ranging in size from 436 to 713 square feet of building

area. Comparable #3 has a swimming pool. The comparables have sites ranging in size from 9,060 to 11,480 square feet of land area and have the same assessment neighborhood code as the subject property. The sales occurred from April 2018 to May 2019 for prices ranging from \$597,500 to \$670,000 or from \$144.64 to \$155.42 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$190,266.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$199,980. The subject's assessment reflects a market value of \$608,027 or \$169.70 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 five comparable sales with comparables #3, #4 and #5 being the same properties as appellant's comparables #3, #2 and #1, respectively. Board of review comparables #1 and #2 are composed of two-story dwellings of brick construction with 3,981 and 4,520 square feet of living area, respectively. The dwellings were built in 1979 and 1989 with a full basement finished with a recreation room, central air conditioning, one fireplace and an attached garage with 675 and 726 square feet of building area, respectively. These two properties have sites containing 13,150 and 17,050 square feet of land area and are located in the same neighborhood as the subject property. These two comparables sold in May 2018 and December 2018 for prices of \$690,000 and \$675,000 or \$173.32 and \$149.34 per square foot of living area, including land, respectively.

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 record contains five comparable sales submitted by the parties to support their respective positions, with three comparables being common to both parties. The comparables are similar to the subject in location. Each home is approximately 4 to 14 years older than the subject dwelling and is from approximately 10% to 26% larger than the subject dwelling. With respect to size, all other things being equal, a smaller dwelling will typically sell for more than a larger dwelling on a per square foot of living area basis due to economies of scale. Additionally, four of the comparables have basements with recreation rooms while the subject has an unfinished basement, suggesting that downward adjustments may be appropriate to the comparables because of superior basement finish to make them more equivalent to the subject dwelling. The five comparables sold for prices ranging from \$597,500 to \$690,000 or from \$144.64 to \$173.32 per square foot of living area, including land. The subject's assessment reflects a market value of \$608,027 or \$169.70 per square foot of living area, including land, which is within the range established by the comparable sales in this record. After considering the differences ages, dwelling sizes and features, the Board finds the assessment of the subject property as established by the board of review is correct and 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:

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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COUNTY

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