



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

APPELLANT: Victor Grandinetti
DOCKET NO.: 19-04843.001-R-1
PARCEL NO.: 09-34-201-007

The parties of record before the Property Tax Appeal Board are Victor Grandinetti, 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: \$62,429
IMPR.: \$22,959
TOTAL: \$85,388

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 1.5-story dwelling of vinyl siding exterior construction with 1,080 square feet of living area. The dwelling was constructed in 1945 and has an effective age of 1993. Features of the home include an unfinished basement, central air conditioning and a 308 square foot garage. The property has a 206,470 square foot site and is located in Wauconda, Wauconda 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 in Wauconda or Island Lake. The comparables consist of one-story dwellings of aluminum siding, wood siding or log exterior construction that were built from 1925 to 1937 with effective years built from 1954 to 1975. The dwellings range in size from 829 to 864 square feet of living area and are situated on sites that range in size from 4,000 to 8,530 square feet of land area. The comparables have crawl space

foundations, one comparable has a fireplace and two comparables have a garage with either 200 or 240 square feet of building area. The comparables sold from May 2018 to March 2019 for prices ranging from \$55,000 to \$98,000 or from \$65.48 to \$118.21 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$85,388. The subject's assessment reflects an estimated market value of \$259,617 or \$240.39 per square foot of living area, including land, when applying the 2019 three-year average median level of assessment for Lake County of 32.89%.

In response to the appeal, the board of review submitted a letter from the township assessor. The assessor noted a remodel permit was issued in August 2017 for \$75,000 that increased the subject's living area from 720 to 1,080 square feet. The assessor attached a copy of the permit, indicating all work completed, as well as before and after pictures of the dwelling.

In support of the subject's assessment, the board of review submitted a grid analysis and an adjustment grid page for both parties' comparable sales. The board of review comparables are located within Wauconda and have sites ranging in size from 13,900 to 38,690 square feet of land area. The comparables are improved with one-story dwellings of vinyl siding, wood siding, or wood siding and brick exterior construction that were built from 1950 to 1958. Comparables #1 and #2 have effective years built of 1996 and 1984, respectively. The dwellings range in size from 966 to 1,200 square feet of living area. One comparable has a crawl space foundation, two comparables have partial or full unfinished basements, one comparable has central air conditioning, and one comparable has a 460 square foot garage. The comparables sold from November 2017 to July 2019 for prices ranging from \$162,000 to \$165,900 or from \$138.25 to \$170.81 per square foot of living area, including land. Based on this 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 six comparable sales for the Board's consideration, none of which are truly similar to the subject as all are different style dwellings with smaller land sizes. Nevertheless, the Board gives less weight to the appellant's comparable sales due to their significantly smaller land sizes when compared to the subject and the board of review comparables. In addition, comparable #3 is located within Island Lake unlike the subject which is located within Wauconda. The Board also gave less weight to board of review comparable #3 as its 2017 sale date is less proximate in time to the January 1, 2019 and less likely to be reflective of market value.

The Board finds the best evidence of market value to be the board of review comparables #1 and #2 which are more similar to the subject in year built/effective year built and land size. However, both comparables require upward adjustments for their smaller land sizes. The comparables sold in July 2019 and May 2018 for prices of \$165,000 and \$165,900 or for \$170.81 and \$138.25 square foot of living area, including land. The subject's assessment reflects an estimated market value of \$259,617 or \$240.39 per square foot of living area, including land, which falls above the prices of the two best comparable sales both on overall and square foot bases but appears to be justified when considering the subject's significantly larger land size and recent remodel. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported 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: January 18, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Victor Grandinetti, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
13975 W. Polo Trail Drive
#201
Lake Forest, IL 60045

COUNTY

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