



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

APPELLANT: Barbara Veto
DOCKET NO.: 19-04876.001-R-1
PARCEL NO.: 06-06-202-015

The parties of record before the Property Tax Appeal Board are Barbara Veto, 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: \$13,511
IMPR.: \$108,491
TOTAL: \$122,002

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 is improved with a two-story dwelling of wood siding exterior construction with 3,352 square feet of living area. The dwelling was built in 2001. Features of the home include an unfinished full basement, central air conditioning, one fireplace and an attached garage with 936 square feet of building area. The property has a 39,830 square foot site and is located in Lake Villa, Lake Villa Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on six comparables improved two-story dwellings of wood siding or brick exteriors ranging in size from 2,745 to 3,084 square feet of living area. The homes were built from 1988 to 1996. Each comparable has a full basement with four being partially finished, central air conditioning, one or two fireplaces and an attached garage ranging in size from 440 to 792 square feet of building area. The comparables have sites ranging in size

from 12,200 to 64,600 square feet of land area and are located from approximately .33 to .94 miles from the subject property. The comparables sold from January 2018 to July 2019 for prices ranging from \$274,000 to \$337,000 or from \$97.31 to \$109.27 per square foot of living area, land included. The appellant requested the subject's assessment be reduced to \$110,605.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$122,002. The subject's assessment reflects a market value of \$370,939 or \$110.66 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 four comparable sales improved with two-story style dwellings with wood siding exteriors ranging in size from 2,197 to 3,155 square feet of living area.¹ The dwellings were built from 1979 to 1990. Each property has a full basement with one being finished with a recreation room, central air conditioning, and an attached or detached garage ranging in size from 506 to 1,344 square feet of building area. Three comparables have from one to three fireplaces. The comparables have sites ranging in size from 40,280 to 48,150 square feet of land area. The comparables are located from approximately .12 to 2.87 miles from the subject property. Only comparable #1 has the same assessment neighborhood code as the subject property. The sales occurred from November 2017 to December 2018 for prices ranging from \$230,000 to \$340,000 or from \$99.84 to \$130.92 per square foot of living area, including land.

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 ten sales submitted by the parties to support their respective positions. The Board gives less weight to board of review comparable #2 and #3 due to differences from the subject in dwelling size and/or location. The Board gives less weight to board of review comparable #4 as the home is approximately 22.5% smaller than the subject dwelling and the price appears to be an outlier in relation to the remaining sales. The remaining comparables are more similar to the subject in location; however, each dwelling is slightly smaller and older than the subject home suggesting upward adjustments would be needed to their respective prices to make the comparables more equivalent to the subject property. Additionally, appellant's comparables #1 and #2 have significantly smaller sites than the subject's site suggesting upward adjustments would be needed to these two comparables for this feature as well. These seven properties sold from November 2017 to July 2019 for prices ranging from \$274,000 to \$337,000

¹ The board of review reported in its grid analysis that comparable #2 is a one-story dwelling, however, the descriptive information indicated that it has a total living area of 2,197 square feet of living area and 800 square feet of ground floor living area. Thus, it appears the comparable has 1,397 square feet of living area on a second level.

or from \$97.31 to \$109.27 per square foot of living area, including land. The subject's assessment reflects a market value of \$370,939 or \$110.66 per square foot of living area, including land, which falls above the range of the best comparables but is justified when considering the subject's larger dwelling, newer age and land area.

In conclusion, 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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