



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

APPELLANT: Michael Giangiorgi  
DOCKET NO.: 19-05026.001-R-1  
PARCEL NO.: 12-21-118-023

The parties of record before the Property Tax Appeal Board are Michael Giangiorgi, 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 **A Reduction** 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:** \$96,991  
**IMPR.:** \$184,381  
**TOTAL:** \$281,372

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 wood siding exterior construction with 3,350 square feet of living area. The dwelling was constructed in 1882 and has an effective age of 1913. Features of the home include an unfinished basement, central air conditioning, one fireplace and a 440 square foot garage. The property has an 8,730 square foot site and is located in Lake Bluff, Shields Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales located within 0.34 of a mile from the subject property. The comparables have sites that range in size from 5,730 to 12,500 square feet of land area and are improved with two-story dwellings of wood siding or “shingle-wood/asphalt” exterior construction that range in size from 2,696 to 3,784 square feet of living area. The dwellings were built from 1904 to 1937 with comparables #2 and #3 having effective

ages of 1950 and 1976, respectively. Each comparable has a basement, one with finished area, central air conditioning, two or three fireplaces and a garage ranging in size from 440 to 552 square feet of building area. The properties sold in June or September 2018 for prices ranging from \$740,000 to \$949,500 or from \$216.45 to \$299.41 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$281,372 which reflects a market value of \$844,200 or \$252.00 per square foot of living area, land included, 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 \$299,970. The subject's assessment reflects a market value of \$912,040 or \$272.25 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 located in the same assessment neighborhood code as the subject property. Board of review comparables #1 and #4 are the same properties as the appellant's comparables #2 and #4, respectively. The comparables have sites that range in size from 5,730 to 12,500 square feet of land area and are improved with two-story dwellings of wood siding or brick and wood siding exterior construction that range in size from 2,864 to 3,784 square feet of living area. The homes were built in 1900 or 1925. Comparables #1, #2 and #3 have effective ages of 1942 or 1950. Each comparable has a basement, one with finished area, central air conditioning, one to three fireplaces and a garage ranging in size from 440 to 690 square feet of building area. Comparable #3 is also reported to have a "fully finished" attic. The properties sold from June 2018 to November 2019 for prices ranging from \$857,500 to \$949,500 or from \$250.92 to \$299.41 per square foot of living area, land included.

The board of review critiqued the appellant's comparables arguing they have inferior condition and/or superior age compared to the subject. Based on this evidence, the board of review requested the subject's assessment be confirmed.

### **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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted six unique comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #2 and #3 along with board of review #1, #2 and #3 all of which are substantially newer in age/effective age when compared to the subject. Furthermore, appellant's comparable #3 and board of review comparable #2 include a finished basement while board of review comparable #3 features a finished attic, unlike the subject's unfinished basement and no attic.

The Board finds the best evidence of market value to be the remaining two comparables which are more similar to the subject in location, age/effective age, design, dwelling size and features. These comparables sold in June 2018 for prices of \$750,000 and \$857,500 or for \$216.45 and \$299.41 per square foot of living area, including land. The subject's assessment reflects a market value of \$912,040 or \$272.25 per square foot of living area, including land, which falls above the two best comparable sales on and overall basis and is bracketed by the two best comparables in this record on a per square foot basis. After considering adjustments to the comparables for differences from the subject, the Board finds a reduction in the subject's assessment, commensurate with the request, is 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: March 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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