



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

APPELLANT: Marcus Talerico  
DOCKET NO.: 19-05086.001-R-1  
PARCEL NO.: 11-09-407-055

The parties of record before the Property Tax Appeal Board are Marcus Talerico, 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:** \$ 75,725  
**IMPR.:** \$189,822  
**TOTAL:** \$265,547

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 and wood siding exterior construction with 3,847 square feet of living area. The dwelling was constructed in 1940 and has a reported effective age of 2006. Features of the home include an unfinished partial basement, central air conditioning, a fireplace and a 552 square foot garage. The property has a 20,404 square foot site and is located in Libertyville, Libertyville 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 1.38 to 1.53-miles from the subject. The parcels range in size from 9,854 to 18,205 square feet of land area and have each been improved with a two-story dwelling of frame with brick exterior construction. The homes were built from 1994 to 1997 with the oldest dwelling having a reported effective year of construction of 1995. The dwellings range in size from 3,218 to 3,668 square feet of living area.

Each home features an unfinished basement, two of which are walkout-style. The dwellings have central air conditioning, a fireplace and a garage ranging in size from 725 to 791 square feet of building area. Comparable #3 has a 512 square foot inground swimming pool. The comparables sold from July 2017 to August 2018 for prices ranging from \$528,000 to \$635,000 or from \$164.08 to \$195.08 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduced total assessment of \$233,361, which would reflect a market value of \$700,153 or \$182.00 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 \$265,547. The subject's assessment reflects a market value of \$807,379 or \$209.87 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 response to the appeal, the board of review noted that appellant's comparables #2 and #3 each sold in 2017 and further asserted that appellant's comparable #1 "is in a tract neighborhood over 1 mile away and backs to high tension lines."

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales located within .13 of a mile from the subject. The evidentiary submission provides the land size for comparable sale #1 reporting 19,930 square feet of land area; no lot sizes were reported for the remaining comparable properties. Each comparable is improved with a two-story dwelling of wood siding, brick or brick and wood siding exterior construction. The homes were built from 1992 to 2008. The dwellings range in size from 3,439 to 4,504 square feet of living area. Each home features an unfinished full basement, central air conditioning, two or three fireplaces and a garage ranging in size from 615 to 1,074 square feet of building area. The comparables sold from April 2018 to September 2019 for prices ranging from \$692,500 to \$1,370,000 or from \$201.37 to \$304.17 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 seven comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to the appellant's comparables due to differences in dwelling size when compared to the subject and/or date of sale in 2017 being more remote in time than other sales in the record. The Board has given reduced

weight to board of review comparable #4 due to its larger dwelling size and larger garage size when compared to the subject.

The Board finds the best evidence of market value to be board of review comparable sales #1, #2 and #3 which are most similar to the subject in location, dwelling size and several features. These most similar comparables sold from February to September 2019 for prices ranging from \$692,500 to \$750,000 or from \$201.37 to \$216.55 per square foot of living area, including land. The subject's assessment reflects a market value of \$807,379 or \$209.87 per square foot of living area, including land, which is within the range established by the best comparable sales in this record in per square foot value, but above the range in terms of overall value which is logical in that the subject has a newer effective age than the best comparables and is a larger dwelling overall than each of the best comparable sales in the record. Based on this evidence and after considering appropriate adjustments to the best comparables for differences when compared to the subject, the Board finds 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:

April 19, 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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