



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

APPELLANT: Cosmo Sansone
DOCKET NO.: 19-05230.001-R-1
PARCEL NO.: 14-04-303-002

The parties of record before the Property Tax Appeal Board are Cosmo Sansone, 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: \$50,116
IMPR.: \$117,436
TOTAL: \$167,552

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 frame exterior construction with 2,616 square feet of living area. The dwelling was constructed in 1988. Features of the home include a walk out basement, central air conditioning, two fireplaces and a 704 square foot garage. The property has a 64,268 square foot site and is located in Hawthorn Woods, Ela Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on five comparable sales located from 1.63 to 2.83 miles from the subject property. The comparables have sites that range in size from 40,396 to 73,507 square feet of land area and are improved with two-story dwellings of frame exterior construction ranging in size from 2,472 to 2,954 square feet of living area. The dwellings were built from 1975 to 1987 with comparable #1 having a reported effective age of 1980. Each comparable has

a basement, central air conditioning, either one or three fireplaces and a garage ranging in size from 552 to 1,028 square feet of building area. The properties sold from December 2017 to April 2019 for prices ranging from \$398,000 to \$507,000 or from \$146.10 to \$171.63 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$152,585, which would reflect a market value of \$457,801 or \$175.00 per square foot of living area, including land, when using 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 \$167,552. The subject's assessment reflects a market value of \$509,431 or \$194.74 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 from .75 to 1.45 miles from the subject property, one of which has the same assessment neighborhood code as the subject. The comparables have sites that range in size from 40,607 to 44,125 square feet of land area and are improved with two-story dwellings of frame or brick exterior construction ranging in size from 2,808 to 3,358 square feet of living area. The dwellings were built from 1988 to 1995. Each comparable has a basement, central air conditioning, one or two fireplaces and a garage ranging in size from 506 to 925 square feet of building area. The properties sold from May 2018 to August 2019 for prices ranging from \$495,000 to \$614,500 or from \$147.41 to \$193.24 per square foot of living area, including land.

The board of review asserted that the subject property was listed for \$559,000 just before the lien date. In support of this claim, the board of review provided a copy of the subject's Listing and Property History Report which revealed the subject property was listed for sale on May 30, 2018 with the listing subsequently cancelled as of December 17, 2018. The report also indicated that the property had also been listed on four separate occasions in 2020 for prices ranging from \$549,900 to \$559,900. A copy of the subject's Multiple Listing Service (MLS) data sheet provided by the board of review revealed the property sold on January 16, 2021 for a price of \$535,000 or \$204.51 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.

As an initial matter, the record disclosed the subject property was sold in January 2021 for a price of \$535,000, however, the Board has given reduced weight to the sale as it occurred 24

months after the lien date at issue and is less likely to be indicative of the subject's market value as of the January 1, 2019 assessment date.

The record contains a total of nine suggested comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparables due to differences from the subject in age and/or location. The Board has given reduced weight to board of review comparable #3 due to its larger dwelling size when compared to the subject dwelling.

The Board finds the best evidence of market value to be board of review comparables #1, #2 and #4, which are overall most similar to the subject in location, dwelling size, design, age and some features. However, all of these comparables have smaller site sizes when compared to the subject and none of the comparables have a walk out basement, like the subject. Nevertheless, these properties sold from May 2018 to August 2019 for prices ranging from \$500,000 to \$614,500 or from \$172.84 to \$193.24 per square foot of living area, including land. The subject's assessment reflects a market value of \$509,431 or \$194.74 per square foot of living area, including land which falls within the overall market value range established by the best comparables in the record but slightly above the range on a price per square foot basis. Based on this record and after considering adjustments to the comparables for differences when compared to the subject, the Board finds no reduction in the subject's estimated market value as reflected by its assessment is warranted.

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: July 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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