



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

APPELLANT: Nicholas Friello
DOCKET NO.: 19-06794.001-R-1
PARCEL NO.: 10-23-205-006

The parties of record before the Property Tax Appeal Board are Nicholas Friello, the appellant, by attorney Andrew J. Rukavina, of The Tax Appeal Company in Mundelein, 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: \$25,383
IMPR.: \$104,615
TOTAL: \$129,998

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 vinyl siding exterior construction with 3,629 square feet of living area. The dwelling was constructed in 1997 and is 22 years old. Features of the home include a walkout-style basement with finished area, central air conditioning, a fireplace, a 3-car garage, and an inground swimming pool. The property has an approximately 12,197 square foot site and is located in Mundelein, Fremont Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$390,000 as of January 1, 2019.

Under the sales comparison approach to value, the appraiser analyzed the sales of four comparables located from 0.09 to 0.13 of a mile from the subject property. The parcels range in size from 12,197 to 20,038 square feet of land area and are improved with two-story homes ranging in size from 3,326 to 4,049 square feet of living area. The homes are 21 or 22 years old. Each dwelling has a full basement with finished area, one of which is a walkout-style basement. Each home also features central air conditioning, and 3-car garage. Three of the homes each have a fireplace. Comparable #4 has an inground swimming pool. The comparables sold from February 2018 to September 2019 for prices ranging from \$375,000 to \$420,000 or from \$98.67 to \$124.26 per square foot of living area, including land. The appraiser adjusted each of the comparables for differences in lot size, room count, dwelling size, basement style, outdoor improvements, and condition resulting in adjusted sales prices ranging from \$363,500 to \$412,450. Based on this analysis and giving most weight to appraisal comparables #1, #3, and #4, the appraiser estimated a value for the subject of \$390,000 as of January 1, 2019.

Based on this evidence, the appellant requested a reduction in the subject's assessment to \$129,998 which would reflect a market value of \$390,033 or \$107.48 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 \$144,289. The subject's assessment reflects a market value of \$438,702 or \$120.89 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 three comparable sales. The comparables are located from 0.09 to 0.31 of a mile from the subject property and within the same assessment neighborhood code as the subject property. The parcels range in size from 12,200 to 15,250 and are improved with two-story homes of vinyl siding exterior construction ranging in size from 3,333 to 3,423 square feet of living area. The dwellings were built in 1997 or 1998. Each home has a basement with finished area, central air conditioning, a fireplace, and a 726 or 824 square foot garage. The comparables sold from June 2017 to August 2018 for prices ranging from \$410,000 to \$455,000 or from \$119.78 to \$133.31 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the best evidence of market value to be the appraisal submitted by the appellant. The subject's assessment reflects a market value of \$438,702 or \$120.89 per square foot of living area, including land, which is above the appraised value. The Board finds the subject property had a market value of \$390,000 as of the assessment date at issue and a reduction in the subject's assessment commensurate with the appellant's 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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