



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

APPELLANT: Donald Calabrese
DOCKET NO.: 19-06811.001-R-1
PARCEL NO.: 09-36-407-010

The parties of record before the Property Tax Appeal Board are Donald Calabrese, 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 **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: \$47,303
IMPR.: \$139,491
TOTAL: \$186,794

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 exterior construction with 3,618 square feet of living area. The dwelling was constructed in 2001. Features of the home include an unfinished basement, central air conditioning, two fireplaces and a 728 square foot garage. The property has a 41,080 square foot site and is located in Barrington, Wauconda 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 properties. The appellant did not provide sales data for comparable #1 to address the overvaluation argument, therefore, it will not be further considered in this analysis. The two comparable sales are located within .52 of a mile from the subject property and have sites with either 38,740 or 54,600 square feet of land area that are improved with two-story dwellings of vinyl siding exterior construction containing 2,450 or

2,514 square feet of living area. The dwellings were built in 2000 or 2001 and each has a basement, one of which is finished with a recreation room. The comparables each have central air conditioning, a fireplace and a garage with either 525 or 648 square feet of building area. The properties sold in May 2017 and July 2018 for prices of \$239,000 and \$346,500 or for \$97.55 and \$137.83 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$166,221, which would reflect a market value of \$498,713 or \$137.84 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 \$186,794. The subject's assessment reflects a market value of \$567,936 or \$156.97 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 located from .52 to 2.01 miles from the subject property. The board of review's comparable #1 is a duplicate of the appellant's comparable #3. The comparables have sites that range in size from 52,280 to 54,600 square feet of land area and are improved with two-story dwellings of brick or vinyl siding exterior construction ranging in size from 2,514 to 3,415 square feet of living area. The dwellings were built from 1988 to 2000. The comparables each have a basement finished with a recreation room, one of which is a walk-out. Each comparable has central air conditioning, one or two fireplaces and a garage that ranges in size from 648 to 1,078 square feet of building area. The properties sold from May to December 2018 for prices ranging from \$346,500 to \$589,900 or from \$137.83 to \$172.74 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.

The record contains a total of four suggested comparable sales for the Board's consideration, as one sale was common to both parties. The Board finds none of these comparables are truly similar to the subject due to significant differences in location or dwelling size. The Board gives less weight to the appellant's comparable #2 as its sale occurred in 2017, which is dated and less likely to be indicative of the subject's market value as of the January 1, 2019 assessment date.

The Board finds the parties' common comparable and board of review comparables #2 and #3 sold proximate in time to the assessment date at issue. The Board finds the common property is located in closer proximity to the subject but has a considerably smaller dwelling size, while board of review comparables #2 and #3 are most similar to the subject in dwelling size but are

located approximately two miles away. Nevertheless, these properties sold from May to December 2018 for prices ranging from \$346,500 to \$589,900 or from \$137.83 to \$172.74 per square foot of living area, including land. The subject's assessment reflects a market value of \$567,936 or \$156.97 per square foot of living area, including land, which falls within the range established by these three comparable sales both in terms of overall market value and on a price per square foot basis. 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:

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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