



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

APPELLANT: Aimee Valeroso
DOCKET NO.: 19-07669.001-R-1
PARCEL NO.: 15-20-102-010

The parties of record before the Property Tax Appeal Board are Aimee Valeroso, the appellant; 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: \$45,968
IMPR.: \$140,680
TOTAL: \$186,648

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 2-story dwelling of brick and frame exterior construction with 3,352 square feet of living area. The dwelling was constructed in 1987 and is approximately 33 years old. Features of the home include a partially finished basement, central air conditioning, a fireplace and a garage with 638 square feet of building area. The property has a 45,738 square foot site and is located in Long Grove, Vernon Township, Lake County.

The appellant appeared before the Property Tax Appeal Board contending overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on three comparable sales located within .6 of a mile from the subject with none being in the same assessment neighborhood code as is assigned to the subject property. The comparables have sites ranging in size from 44,000 to 137,214 square feet of land area and are improved with 1-story or 2-story dwellings with wood siding exterior construction that range in size from 2,280 to

3,349 square feet of living area.¹ The dwellings are each 35 years old; two comparables each feature a basement, two with finished area; and each comparable has central air conditioning, one to three fireplaces, and a garage ranging in size from 483 to 782 square feet of building area. Comparable #2 has two additional garages containing 672 and 700 square feet of building area. The comparables sold from December 2019 to April 2020 for prices ranging from \$460,000 to \$484,000 or from \$142.36 to \$201.75 per square foot of living area, including land. The appellant provided the listing information and photos associated with the three comparable properties.

The appellant testified before the Property Tax Appeal Board that she purchased her home in June 2016 for \$520,000 and now believes that she overpaid for the home based on the sales of similar homes in her neighborhood. The appellant contended that the three comparable sales that she presented were originally listed for in excess of \$500,000 but ended up selling for significantly less than that. Based on this evidence and argument, the appellant requested the subject's total assessment be reduced.

Under cross-examination, the appellant acknowledged that based on the information contained in the property record cards for her comparable properties, the grid may have wrong information regarding the size of the living area of comparable #1 and the size of the finished basement area in comparable #2 (board of review exhibits #1 and #2). Additionally, the appellant did not have reason to challenge the board of review's argument that comparables #1 and #2 sold more than 1 year following the January 1, 2019 assessment date at issue and that none of the appellant's comparables are located in the same assessment neighborhood code as the subject property.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$186,648. The subject's assessment reflects a market value of \$567,492 or \$169.30 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 through the assessor's office submitted information on four comparable sales located within .99 of a mile from the subject, with two comparables being in the same assessment neighborhood code as is assigned to the subject property. The comparables have parcels ranging in size from 42,690 to 131,990 square feet of land area and are improved with 2-story dwellings with brick or wood siding exterior construction that range in size from 2,934 to 3,310 square feet of living area. The dwellings were built from 1984 to 1987. Each dwelling has a basement with one being partially finished. Each home also has central air conditioning, a fireplace, and an attached garage ranging in size from 624 to 884 square feet of building area. Comparable #1 also features an inground swimming pool. The comparables sold from March 2018 to March 2019 for prices ranging from \$515,000 to \$606,000 or from \$155.59 to \$205.70 per square foot of living area, including land.

¹ Due to some discrepancies in data with regard to appellant's comparables #1 and #2, upon the request from the Administrative Law Judge, the board of review provided property record cards for these two comparables which are marked as board of review exhibits #1 and #2, respectively.

Appearing at the hearing as designee on behalf of the board of review was Jack L. Perry II. Mr. Perry summarized the board of review evidence and argued that each of the board of review comparables sold within 1 year of the assessment date in question; that each are 2-story dwellings; that two of the four board of review comparables are located within the same assessment neighborhood code as the subject property; the subject dwelling has a superior bath count and basement size; and the subject dwelling has larger finished basement area than all but one of the comparables submitted by the parties. Based on this evidence and arguments, the board of review requested the assessment be sustained.

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 Board finds the parties submitted a total of seven comparable sales for the Board's consideration which present varying degrees of similarity to the subject property. The Board gave less weight to appellant's comparable #1 based on its significantly smaller dwelling size, being approximately 38% smaller in size when compared to the subject dwelling. The Board gave reduced weight to appellant's comparable #2 based on its 1-story design, dissimilar to the subject's 2-story dwelling style, and based on having three garages compared to the subject's one garage.

The Board finds the remaining comparables in the record to be most similar to the subject in terms of design, dwelling size, and some features. However, appellant's comparable #3 and board of review comparable #4 have lot sizes that are considerably larger than the subject's lot. Moreover, board of review comparables #1, #2, and #3 lack finished basement areas, which is a feature of the subject dwelling, and board of review comparable #1 has an inground swimming pool which the subject lacks. These differences suggest that both upward and downward adjustments should be considered to these comparables in order to make them more equivalent to the subject. The best comparables in this record sold from March 2018 to December 2019 for prices ranging from \$484,000 to \$606,000 or from \$144.52 to \$205.70 per square foot of living area, including land. The subject's assessment reflects a market value of \$567,492 or \$169.30 per square foot of living area, including land, which is well within the range established by the best comparable sales in this record both in terms of overall value and on a per square foot basis. After considering adjustments to the comparables for differences from the subject, the Board finds that the appellant did not establish by a preponderance of the evidence that the subject property is overvalued and, therefore, a reduction in the subject's assessment is not 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:

September 20, 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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