



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

APPELLANT: Bruno Ranieri
DOCKET NO.: 19-07775.001-R-1
PARCEL NO.: 10-23-202-054

The parties of record before the Property Tax Appeal Board are Bruno Ranieri, 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: \$28,203
IMPR.: \$91,013
TOTAL: \$119,216

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 2,914 square feet of living area. The dwelling was constructed in 1998. Features of the home include a basement, central air conditioning, a fireplace, and a 528 square foot garage. The property has an approximately 12,200 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 information on five comparable sales. The comparables are located from 0.05 to 0.58 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 15,680 square feet of land area and are improved with two-story homes of vinyl siding exterior construction ranging in size from 3,313 to 3,959 square feet of living area. The dwellings were built in 1997 and 1998 with

comparable #2 having an effective age of 2000. Each home has a basement, two of which have a recreation room, central air conditioning, and a garage ranging in size from 682 to 824 per square foot of building area. Four homes have one or two fireplaces. Comparable #4 has an inground swimming pool. The comparables sold from June 2017 to December 2019 for prices ranging from \$325,000 to \$410,000 or from \$97.22 to \$119.78 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduction in the subject's assessment to \$98,007 which would reflect a market value of \$294,050 or \$100.91 per square foot of living area, including land, at 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 \$119,216. The subject's assessment reflects a market value of \$362,469 or \$124.39 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 five comparable sales. The comparables are located within the same assessment neighborhood code as the subject property. The parcels range in size from 12,200 to 14,810 square feet of land area and are improved with two-story homes of vinyl siding exterior construction ranging in size from 2,489 to 3,333 square feet of living area. The dwellings were built from 1997 to 1999. Each home has a basement, two of which have a recreation room, central air conditioning, and a garage ranging in size from 506 to 726 square feet of building area. Four homes each have a fireplace. The comparables sold from April 2018 to March 2020 for prices ranging from \$340,000 to \$420,000 or from \$117.17 to \$136.60 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 ten comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #2 and #3 and the board of review's comparables #1, #2, and #4, due to significant differences from the subject in dwelling size and/or basement finish. Moreover, the appellant's comparable #3 sold less proximate in time to the January 1, 2019 assessment date. The Board gives less weight to the board of review's comparable #3, which also sold less proximate in time to the assessment date. The Board gives less weight to the appellant's comparable #4, due to its inground swimming pool which is not a feature of the subject.

The Board finds the best evidence of market value to be the appellant's comparables #1 and #5 and the board of review's comparable #5, which are similar to the subject in dwelling size, age, location, and most features. These most similar comparables sold from February 2018 to July 2019 for prices ranging from \$335,000 to \$375,000 or from \$100.81 to \$122.43 per square foot of living area, including land. The subject's assessment reflects a market value of \$362,469 or \$124.39 per square foot of living area, including land, which is within the range established by the best comparable sales in terms of total market value and slightly above the range on a per square foot basis. 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:

May 17, 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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