



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

APPELLANT: Diane Barsanti
DOCKET NO.: 19-08694.001-R-1
PARCEL NO.: 10-22-304-058

The parties of record before the Property Tax Appeal Board are Diane Barsanti, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld and Associates, LLC in Chicago; 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: \$37,394
IMPR.: \$118,925
TOTAL: \$156,319

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 one-story dwelling of brick and vinyl siding exterior construction with 2,778 square feet of living area. The dwelling was constructed in 2008 and is approximately 11 years old. Features of the home include a full basement with finished area, central air conditioning, a fireplace, and a garage containing 660 square feet of building area. The property has a 10,890 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 four comparable sales. The comparables are located in the same neighborhood code as the subject property and are 10 or 11 years old. The comparables consist of one-story dwellings of vinyl siding exterior construction with 3,103 or 3,122 square feet of living area. Each dwelling has central air conditioning, a full basement, and a garage

containing 642 square feet of building area. Comparables #2 and #4 have finished basement area and comparables #3 and #4 have walk-out basements. Comparables #2 and #3 each have a fireplace. The parcels range in size from 9,143 to 11,626 square feet of land area. The comparables sold from November 2017 to February 2019 for prices ranging from \$450,000 to \$495,000 or from \$144.13 to \$158.55 per square foot of living area, including land. Based on this evidence, the appellant requested a reduced total assessment of \$140,946.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$156,319. The subject's assessment reflects a market value of \$475,278 or \$171.09 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 in the same neighborhood code as the subject property. The comparables consist of one-story dwellings of vinyl siding or brick and vinyl siding exterior construction ranging in size from 2,773 to 3,122 square feet of living area. The dwellings were built from 2007 to 2012. Each dwelling has central air conditioning, a full basement with finished area ranging from 1,700 to 2,300, and a garage containing 462 or 642 square feet of building area. Comparables #1 and #3 have walk-out basements and comparables #2 and #3 each have a fireplace. The parcels range in size from 8,050 to 9,790 square feet of land area. The comparables sold from June 2018 to October 2019 for prices ranging from \$565,000 to \$572,500 or from \$182.08 to \$206.46 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 parties submitted a total of seven comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #1 and #3 due to their unfinished basements when compared to the subject. The Board has also given reduced weight to appellant's comparable #2 due to its 2017 sale date which is dated for valuation as of January 1, 2019.

The Board finds the best evidence of market value to be appellant's comparable sale #4 along with the board of review's comparable sales. The Board finds these comparables are more similar to the subject in dwelling size, age, and features. These most similar comparables sold for prices ranging from \$495,000 to \$572,500 or from \$158.55 to \$206.46 per square foot of living area, including land. The subject's assessment reflects a market value of \$475,278 or \$171.09 per square foot of living area, including land, which is below the range established by the best comparable sales in this record on an overall basis and within that range on a per-square-

foot basis. Based on this evidence 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: 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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