



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

APPELLANT: Angelo Roncone
DOCKET NO.: 19-08793.001-R-1
PARCEL NO.: 07-08-302-013

The parties of record before the Property Tax Appeal Board are Angelo Roncone, 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: \$28,906
IMPR.: \$138,118
TOTAL: \$167,024

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 wood siding exterior construction with 3,588 square feet of living area. The dwelling was constructed in 1990 and is approximately 29 years old. Features of the home include a basement finished with a 1,435 square foot recreation room, central air conditioning, two fireplaces and a 726 square foot garage. The property has a 37,530 square foot site and is located in Gurnee, Warren Township, Lake County.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on four equity comparables with the same assessment neighborhood code as the subject and located within .42 of a mile from the subject property. The comparables are improved with two-story dwellings of wood siding exterior construction ranging in size from 3,540 to 3,989 square feet of living area. The dwellings range in age from 27 to 30 years old. The comparables each have a basement, one

of which has 1,033 square feet of finished area. Each comparable has central air conditioning, one or three fireplaces and a garage with either 726 or 858 square feet of building area. The comparables have improvement assessments that range from \$120,031 to \$138,162 or from \$33.91 to \$34.64 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$123,158 or \$34.32 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$167,024. The subject property has an improvement assessment of \$138,118 or \$38.49 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted information on three equity comparables with the same assessment neighborhood code as the subject and located within .14 of a mile from the subject property. The comparables are improved with two-story dwellings of wood siding exterior construction ranging in size from 3,540 to 3,582 square feet of living area. The dwellings were each built in 1990. Each comparable has a basement with a 977 to 1,182 square foot recreation room, central air conditioning, one or two fireplaces and a garage with either 710 or 726 square feet of building area. Comparable #1 has a gazebo and comparable #3 has an inground swimming pool. The comparables have improvement assessments that range from \$132,024 to \$137,460 or from \$37.13 to \$38.38 per square foot of living area.

In response to the appellant's comparables, the board of review provided a duplicate copy of the appellant's grid analysis with a black circle marking the basement section which described the subject dwelling with 1,436 square feet of finished basement area.

Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). 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 seven suggested equity comparables for the Board's consideration. The Board has given reduced weight to the appellant's comparables due to their lack of a basement recreation, a feature of the subject or their larger dwelling size when compared to the subject. The Board gives reduced weight to board of review comparable #3 as it has an inground swimming pool, unlike the subject.

The Board finds the best evidence of assessment equity to be the board of review's comparables #1 and #2, which are overall most similar to the subject in location, dwelling size, design, age and some features. However, the Board finds both comparables have smaller basement recreation rooms when compared to the subject. These two comparables have improvement

assessments of \$132,024 and \$137,460 or \$37.13 and \$38.38 per square foot of living area. The subject's improvement assessment of \$138,118 or \$38.49 per square foot of living area is slightly greater than the two best comparables in the record. However, after considering adjustments to the comparables for differences when compared to the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is not justified.

The constitutional provision for uniformity of taxation and valuation does not require mathematical equality. A practical uniformity, rather than an absolute one, is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill.2d 395 (1960). Although the comparables presented by the parties disclosed that properties located in the same area are not assessed at identical levels, all that the constitution requires is a practical uniformity, which appears to exist on the basis of the evidence presented.

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: June 21, 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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