



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

APPELLANT: Gerald Serra  
DOCKET NO.: 20-00060.001-R-1  
PARCEL NO.: 13-16-307-025

The parties of record before the Property Tax Appeal Board are Gerald Serra, the appellant, by attorney Gregory Riggs of Tax Appeals Lake County in Lake Zurich, and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds ***a reduction*** 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:** \$28,561  
**IMPR.:** \$87,389  
**TOTAL:** \$115,950

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 2020 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 1.5-story dwelling of frame construction with 2,319 square feet of living area. The dwelling was constructed in 1970. Features of the home include a partial basement that is partially finished, central air conditioning, and two fireplaces. The property has a 39,861 square foot site and is located in Barrington, Cuba 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 improved with 1.5-story or 2-story dwellings of frame construction ranging in size from 2,336 to 2,820 square feet of living area. Each comparable has a basement with one having finished area, three comparables have central air conditioning, three comparables have one or two fireplaces, and each comparable has an attached garage ranging in size from 412 to 888 square feet of building area. The comparables have sites ranging in size from 26,842 to 49,109 square feet of land area and are located from .19

to .66 of one mile from the subject property. The sales occurred from May 2018 to February 2020 for prices ranging from \$225,000 to \$395,000 or from \$96.32 to \$140.07 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$90,991.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$134,310. The subject's assessment reflects a market value of \$403,454 or \$173.98 per square foot of living area, land included, when using the 2020 three-year average median level of assessment for Lake County of 33.29% 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 improved with 1.5-story or 2-story dwellings of frame or brick and frame construction ranging in size from 2,626 to 2,863 square feet of living area. The homes were constructed in 1970 or 1976. Comparable #3 has an effective construction date of 1991. Each comparable has a basement with two having finished area, central air conditioning, one or two fireplaces, and an attached garage ranging in size from 504 to 690 square feet of building area. Comparable #3 also has an inground swimming pool. The comparables have sites ranging in size from 39,575 to 55,206 square feet of land area and are located from .07 to .28 of one mile from the subject property. The sales occurred from September 2018 to June 2020 for prices ranging from \$460,000 to \$510,000 or from \$170.67 to \$178.13 per square foot of living area, including land.

### **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 sales in the record support a reduction in the subject's assessment.

The record contains seven comparable sales submitted by the parties to support their respective positions. The Board gives less weight to appellant's comparable #3 due to the sale date occurring in May 2018, not as proximate in time to the assessment date as the best comparables in this record. Less weight is given appellant's comparable #4 due to the home's lack of central air conditioning and the lack of a fireplace, features of the subject property. The Board gives less weight to board of review comparable #3 due to the sale date occurring in September 2018, not as proximate in time to the assessment date as the best comparables in this record, the dwellings effective age, and the fact this comparable has an inground swimming pool, a feature the subject does not have. The Board finds the best evidence of market value to be appellant's comparable sales #1 and #2 as well as board of review comparable sales #1 and #2. These comparables are improved with two-story dwellings ranging in size from 2,586 to 2,820 square feet of living area and were built from 1966 to 1976. Each of these comparables has an attached garage ranging in size from 504 to 567 square feet of building area, while the subject has no garage, suggesting each comparable would require a downward adjustment to make them more equivalent to the subject property. These four comparables sold for prices ranging from

\$265,000 to \$469,000 or from \$102.47 to \$175.17 per square foot of living area, including land. Although the subject's assessment reflects a market value of \$403,454 or \$173.98 per square foot of living area, including land, which is within the range established by the best comparable sales in this record, the Board finds a reduction in the assessment is justified after adjusting the comparables due to the fact the subject lacks a garage, a feature of each of these properties. Based on this evidence the Board finds a reduction in the subject's assessment is 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:

August 23, 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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