



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

APPELLANT: Angelo Ventrone  
DOCKET NO.: 20-00466.001-R-1  
PARCEL NO.: 14-05-101-010

The parties of record before the Property Tax Appeal Board are Angelo Ventrone, 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 **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:** \$33,799  
**IMPR.:** \$249,846  
**TOTAL:** \$283,645

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 two-story dwelling of brick and frame exterior construction with 4,572 square feet of living area. The dwelling was constructed in 2015. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 780 square foot garage. The property has an approximately 40,000 square foot site and is located in Hawthorn Woods, Ela 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 located from 0.16 of a mile to 1.19 miles from the subject property. The comparables have sites that range in size from 11,495 to 78,861 square feet of land area and are improved with two-story dwellings of brick, frame or brick and frame exterior construction that range in size from 4,181 to 4,892 square feet of living area. The dwellings were built from 2003 to 2018. Each comparable has an unfinished

basement, central air conditioning, one to three fireplaces and a garage ranging in size from 672 to 1,316 square feet of building area. The properties sold from May 2018 to July 2020 for prices ranging from \$625,000 to \$945,000 or from \$139.85 to \$193.17 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$243,976 which reflects a market value of \$732,001 or \$160.11 per square foot of living area, land included, when applying 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 \$283,645. The subject's assessment reflects a market value of \$852,043 or \$186.36 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 response to the appellant's evidence, the board of review submitted a copy of the Multiple Listing Service (MLS) sheet for the appellant's comparable #4. The MLS sheet represented the April 2021 sale of this property for a price of \$712,000 or \$159.32 per square foot of living area. This is in contrast to the May 2019 sale presented in the appellant's grid analysis with a sale price of \$625,000 or \$139.85 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales located within 0.16 of a mile from the subject property. Board of review comparable #1 is the same property as the appellant's comparable #5. The comparables have sites that range in size from 41,034 to 79,430 square feet of land area and are improved with two-story dwellings of brick or brick and frame exterior construction that range in size from 3,898 to 4,892 square feet of living area. The homes were built in either 2007 or 2014. Each comparable has an unfinished basement, central air conditioning, one or two fireplaces and a garage ranging in size from 848 to 946 square feet of building area. The properties sold from May 2018 to July 2019 for prices of \$765,000 or \$945,000 or from \$193.17 to \$196.25 per square foot of living area, land included. The board of review's grid analysis included handwritten comments depicting each of its comparables as having the same house type and being located in the same neighborhood as the subject. Based on this evidence, the board of review requested the subject's assessment be confirmed.

### **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 seven comparable sales for the Board's consideration, as one property was common to both parties. The Board gives less weight to the appellant's comparables #1, #2 and #5 along with board of review comparables #1 and #2, which includes the common comparable. These four properties each sold in 2018, less proximate in time to the January 1, 2020 assessment date than other properties in the record. The Board gives little weight to the April 2021 sale of

the appellant's comparable #4 as reported in the MLS sheet submitted by the board of review. This property was not submitted as a comparable sale by the board of review, the MLS advertises updates to the property which may or may not have been present at the May 2019 sales, and the board of review did not contest the validity of the appellant's May 2019 sale of this property.

The Board finds the best evidence of market value to be the remaining comparables which sold proximate to the assessment date at issue but have varying degrees of similarity to the subject in location, age, design, dwelling size and other features. These comparables sold from May 2019 to July 2020 for prices ranging from \$625,000 to \$777,250 or from \$139.85 to \$196.25 per square foot of living area, including land. The Board gives more weight to the board of review's comparable #3 as this dwelling is closer in age to the subject than the appellant's comparables #3 and #4 which are more than 10 years older than the subject in age. The subject's assessment reflects a market value of \$852,043 or \$186.36 per square foot of living area, including land, which falls above the range established by the best comparable sales in this record on an overall basis and within the range on a per square foot basis. After considering appropriate adjustments to the comparables for differences from the subject, the Board finds the preponderance of the evidence supports the subject's assessment and 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:

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

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Angelo Ventrone, by attorney:  
Gregory Riggs  
Tax Appeals Lake County  
830 West IL Route 22  
Suite 286  
Lake Zurich, IL 60047

COUNTY

Lake County Board of Review  
Lake County Courthouse  
18 North County Street, 7th Floor  
Waukegan, IL 60085