



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

APPELLANT: Mark Pellegrino
DOCKET NO.: 20-00470.001-R-1
PARCEL NO.: 14-33-206-003

The parties of record before the Property Tax Appeal Board are Mark Pellegrino, 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: \$50,418
IMPR.: \$121,065
TOTAL: \$171,483

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 wood siding exterior construction with 2,742 square feet of living area. The dwelling was constructed in 1985. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 564 square foot garage. The property has an approximately 53,230 square foot site and is located in Deer Park, 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 within 0.60 of a mile from the subject property. The comparables have sites that range in size from 39,777 to 52,019 square feet of land area and are improved with two-story dwellings of brick or frame exterior construction that range in size from 2,820 to 3,362 square feet of living area. The dwellings were built from 1985 to 1993. Each comparable has an unfinished basement, central air

conditioning, one or two fireplaces and a garage ranging in size from 630 to 816 square feet of building area. Comparable #4 has an inground swimming pool. The properties sold from February to September 2019 for prices ranging from \$470,000 to \$530,000 or from \$153.16 to \$169.33 per square foot of living area, land included. The appellant's grid analysis also disclosed that the subject property sold in 2017 for a price of \$522,500. Based on this evidence, the appellant requested the subject's assessment be reduced to \$158,418 which reflects a market value of \$475,302 or \$173.34 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 \$171,483. The subject's assessment reflects a market value of \$515,119 or \$187.86 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 eight comparable sales located from 0.18 of a mile to 2.01 miles from the subject property. The comparables have sites that range in size from 37,880 to 46,880 square feet of land area and are improved with two-story dwellings of brick or wood siding exterior construction that range in size from 2,580 to 3,200 square feet of living area. The homes were built from 1978 to 1990. Each comparable has an unfinished basement, central air conditioning, one fireplace and a garage ranging in size from 616 to 858 square feet of building area. Comparable #8 has an inground swimming pool. The properties sold from January 2019 to August 2020 for prices ranging from \$535,000 to \$618,000 or from \$193.13 to \$207.36 per square foot of living area, land included. The subject's property record card and board of review's grid analysis reiterated the \$522,500 purchase price of the subject property in 2017. 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 parties submitted 13 comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparable #4 and board of review's comparable #8 which have an inground swimming pool amenity lacking in the subject property.

The Board finds the best evidence of market value to be the remaining comparables which are more similar to the subject in age, design, dwelling size and other features but have varying degrees of similarity to the subject in location and site size. These comparables sold from January 2019 to August 2020 for prices ranging from \$477,500 to \$601,000 or from \$153.16 to \$207.36 per square foot of living area, including land. The subject's assessment reflects a market value of \$515,119 or \$187.86 per square foot of living area, including land, which falls within

the range established by the best comparable sales in this record. Furthermore, the subject's market value as reflected by its assessment also falls below the 2017 purchase price of the subject property, thus undermining the appellant's overvaluation argument. After considering appropriate adjustments to the comparables for differences from 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:

October 18, 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

Mark Pellegrino, 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