



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

APPELLANT: Pina Dipasquale
DOCKET NO.: 20-00552.001-R-1
PARCEL NO.: 15-28-100-011

The parties of record before the Property Tax Appeal Board are Pina Dipasquale, 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: \$65,692
IMPR.: \$38,448
TOTAL: \$104,140

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 wood frame construction with 1,125 square feet of living area.¹ The dwelling was constructed in 1939. Features of the home include a full unfinished basement and central air conditioning. The subject also has a metal pole building containing 4,210 square feet of building area. The property has a 209,520 square foot site and is located in Prairie View, Vernon Township, Lake County.

The appellant contends assessment inequity with respect to the subject's improvements as the basis of the appeal. In support of this argument the appellant submitted assessment information on three equity comparables that are located from .52 to .54 of a mile from the subject. The comparables are improved with 2-story dwellings containing from 896 to 2,044 square feet of

¹ The Board finds the best evidence of the subject's features is the Property Record Card (PRC) submitted by the board of review.

living area. The dwellings were built in 1920 and have central air conditioning. Two comparables have unfinished basements. The comparables have improvement assessments ranging from \$19,839 to \$26,879 or from \$13.15 to \$24.40 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$104,140. The subject property has an improvement assessment of \$38,448 or \$34.18 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 that are located from .03 of a mile to 1.89 miles from the subject. The comparables are improved with 1-story or 1.5-story dwellings containing from 904 to 1,225 square feet of living area. The dwellings were built from 1938 to 1969 and have central air conditioning. Two comparables have unfinished basements, one comparable has a fireplace, two comparables have garages with 231 or 420 square foot of building area and one comparable has a metal utility shed. The comparables have improvement assessments ranging from \$29,580 to \$73,282 or from \$29.28 to \$59.82 per square foot of living area. Based on this evidence the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The taxpayer contends assessment inequity with respect to the subject's improvement 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 parties submitted a total of six equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparables, as well as the board of review's comparable #1, due to their differences in location and age when compared to the subject. The Board finds the board of review's remaining comparables are similar to the subject in location, style, age and most features. However, each of these comparables has a smaller dwelling and an attached garage, whereas the subject has a metal pole building containing 4,210 square feet of building area. Nevertheless, the best comparables have improvement assessments of \$29,580 and \$32,059 or \$32.72 and \$29.28 per square foot of living area, respectively. The subject's improvement assessment of \$38,448 or \$34.18 per square foot of living area falls above the improvement assessments of the best comparables in the record. However, after considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's higher improvement assessment is justified. Based on this record, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement is inequitably assessed and a reduction in the subject's assessment is not warranted.

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

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