



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

APPELLANT: Scott M. & Cheryl J. Lombardo  
DOCKET NO.: 20-02485.001-R-1  
PARCEL NO.: 10-22-401-015

The parties of record before the Property Tax Appeal Board are Scott M. & Cheryl J. Lombardo, the appellants, by attorney Joan Vasquez, of Property Tax Appeals, LLC in Palatine; 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:** \$28,231  
**IMPR.:** \$100,427  
**TOTAL:** \$128,658

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellants 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 2-story dwelling of vinyl siding and brick exterior construction with 2,274 square feet of living area.<sup>1</sup> The dwelling was constructed in 2014. Features of the home include a slab foundation, central air conditioning and an attached 540 square foot garage. The property has a 5,880 square foot site and is located in Mundelein, Fremont Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on four comparable sales that are located from .23 to .57 of a mile from the subject. The comparables have sites ranging in size from 7,840 to 8,720 square feet of land area that are improved with 1-story dwellings of vinyl siding exterior construction

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<sup>1</sup> The Board finds the subject dwelling is a 2-story based on the subject's Property Record Card (PRC) submitted by the board of review, which was not refuted by the appellants.

ranging in size from 1,911 to 2,652 square feet of living area. The dwellings were built from 2007 to 2010. One comparable has an unfinished walkout basement and three comparables have slab foundations. The comparables have central air conditioning and a 2-car garage. The comparables sold from December 2018 to July 2020 for prices ranging from \$335,000 to \$365,000 or from \$126.32 to \$185.77 per square foot of living area, including land.

Based on this evidence the appellants requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$128,658. The subject's assessment reflects a market value of \$386,476 or \$169.95 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 a grid analysis of the appellants' comparables, with notes critiquing the comparables and opining the comparables support the subject's assessment.

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

### **Conclusion of Law**

The appellants contend 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 appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted the same four comparable sales for the Board's consideration, none of which are 2-story dwellings like the subject. Nevertheless, the Board gives less weight to the parties' comparable #2 due to its unfinished walkout basement, when compared to the subject's slab foundation. The Board finds the parties' remaining comparables are similar to the subject in location, foundation type and some features. However, each of the parties' best comparables lack a second story, differ considerably in size and are considerably older than the subject dwelling. In addition, the parties' comparable #4 has a sale date occurring greater than 12 months prior to the January 1, 2020 assessment date at issue. Nevertheless, the best comparables sold from December 2018 to July 2020 for prices ranging from \$335,000 to \$365,000 or from \$126.32 to \$185.77 per square foot of living area, including land. The subject's assessment reflects a market value of \$386,476 or \$169.95 per square foot of living area, including land, which falls above the range established by the best comparable sales in the record on a total market value basis but within the range on a per square foot basis. However, after considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's higher total estimated market value as reflected by its assessment is justified given the subject's superior features. Based on this evidence 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:

December 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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APPELLANT

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COUNTY

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