



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

APPELLANT: Angelo Roncone
DOCKET NO.: 20-02994.001-R-1
PARCEL NO.: 07-08-302-013

The parties of record before the Property Tax Appeal Board are Angelo Roncone, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld and Associates, LLC in Chicago; 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: \$29,770
IMPR.: \$142,248
TOTAL: \$172,018

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 2-story dwelling of wood siding exterior construction with 3,588 square feet of living area. The dwelling was constructed in 1990. Features of the home include a full basement, that has finished area, central air conditioning, two fireplaces and an attached 726 square foot garage. The property has an approximately 37,530 square foot site and is located in Gurnee, Warren 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 that are located from .12 to .25 of a mile from the subject. The comparables have sites ranging in size from 25,678 to 37,661 square feet of land area that are improved with 2-story dwellings of wood siding exterior construction containing 2,734 or 2,740 square feet of living area. The dwellings were built from 1989 to 1992. The comparables have full basements, each of which have finished area, central air

conditioning, a fireplace and an attached 440 or 690 square foot garage. One comparable has a swimming pool.¹ The comparables sold from July 2018 to July 2019 for prices ranging from \$290,000 to \$373,000 or from \$105.84 to \$136.43 per square foot of living area, including land.

Based on this evidence the appellant 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 \$172,018. The subject's assessment reflects a market value of \$516,726 or \$144.02 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 four comparable sales that are located from .06 to .38 of a mile from the subject. The comparables have sites ranging in size from 25,710 to 37,410 square feet of land area that are improved with 2-story dwellings of wood siding exterior construction ranging in size from 2,820 to 3,556 square feet of living area. The dwellings were built in 1990 or 1992. The comparables have full basements, two of which have finished area, central air conditioning, one or two fireplaces, and an attached garage ranging in size from 609 to 736 square feet of building area. The comparables sold from January to September 2020 for prices ranging from \$408,000 to \$490,000 or from \$128.35 to \$155.12 per square foot of living area, including land.

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

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 a total of eight comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables due to their swimming pool feature and/or their significantly smaller dwelling size, when compared to the subject. In addition, the appellant's comparables #1 and #4 have sale dates occurring greater than 16 months prior to the January 1, 2020 assessment date at issue. The Board also gives less weight to the board of review's comparables #3 and #4, due to their significantly smaller dwelling size when compared to the subject. The Board finds the board of review's remaining comparables are similar to the subject in location, style, age, size and most features. However, each of the best comparables has a smaller site, smaller dwelling, smaller basement, and less finished basement area when compared to the subject. Nevertheless, the best comparables sold in January and September 2020 for prices of \$450,000 and \$490,000 or \$128.35 and \$137.80 per square foot of living area, including land. The subject's assessment reflects a market value of \$516,726 or \$144.02 per square foot of living

¹ The board of review submitted evidence disclosing the appellant's comparable #3 has a swimming pool.

area, including land, which falls above the range established by 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 estimated market value as reflected by its assessment is justified. Based on this evidence the Board finds 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

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: January 17, 2023



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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