



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

APPELLANT: Marissa Pastori
DOCKET NO.: 20-05037.001-R-1
PARCEL NO.: 07-15-303-016

The parties of record before the Property Tax Appeal Board are Marissa Pastori, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Lake Forest; 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: \$14,206
IMPR.: \$66,024
TOTAL: \$80,230

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-story dwelling of brick exterior construction with 1,602 square feet of living area. The dwelling was constructed in 1969. Features of the home include a basement, that has finished area, central air conditioning, a fireplace, an attached 529 square foot garage and a metal utility shed. The property has an approximately 22,000 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 .09 to .60 of a mile from the subject. The comparables have sites ranging in size from 20,264 to 53,030 square feet of land area that are improved with 1-story dwellings of wood frame exterior construction ranging in size from 1,620 to 1,984 square feet of living area. The dwellings were built from 1947 to 1987, with a home built in 1962 having a 1970 effective age. Two comparables have

unfinished basements and two comparables do not have a basement foundation. Three comparables have central air conditioning, three comparables each have a fireplace and each comparable has a garage ranging in size from 480 to 960 square feet of building area. The comparables sold from May 2019 to February 2020 for prices ranging from \$201,000 to \$297,500 or from \$124.07 to \$149.95 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 \$80,230. The subject's assessment reflects a market value of \$241,003 or \$150.44 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 five comparable sales that are located from .04 to .92 of a mile from the subject. The board of review's comparable #2 is the same property as the appellant's comparable #3. The comparables have sites ranging in size from 7,610 to 39,600 square feet of land area that are improved with 1-story dwellings of wood siding exterior construction ranging in size from 1,494 to 1,914 square feet of living area. The dwellings were built from 1962 to 1987, with a home built in 1962 having a 1970 effective age. Four comparables have basements, two of which have finished area, and one comparable has a crawl-space foundation. The comparables have central air conditioning and an attached or detached garage ranging in size from 399 to 960 square feet of building area. Four comparables each have a fireplace. The comparables sold from May 2019 to November 2020 for prices ranging from \$250,000 to \$285,000 or from \$148.90 to \$167.34 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, one of which was submitted by both parties. The Board gives less weight to the appellant's comparables #1 and #3, due to their lack of a basement foundation when compared to the subject. The Board also gives less weight to the board of review's comparable #2, which is the parties' common comparable, due to its lack of a basement foundation when compared to the subject. The Board finds the parties' remaining comparables have varying degrees of similarity to the subject. However, four of the parties' best comparables lack finished basement area and one lacks central air conditioning when compared to the subject. Nevertheless, the best comparables sold from May 2019 to November 2020 for prices ranging from \$250,000 to

\$283,000 or from \$146.62 to \$167.34 per square foot of living area, including land. The subject's assessment reflects a market value of \$241,003 or \$150.44 per square foot of living area, including land, which falls below the range established by the best comparables in the record on a total market value basis but within the range on a per square foot basis. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is well supported. 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



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:

April 18, 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

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

APPELLANT

Marissa Pastori, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
13975 W. Polo Trail Drive
#201
Lake Forest, IL 60045

COUNTY

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