



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

APPELLANT: Francine Zodda
DOCKET NO.: 20-05057.001-R-1
PARCEL NO.: 09-01-105-024

The parties of record before the Property Tax Appeal Board are Francine Zodda, 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: \$20,252
IMPR.: \$102,416
TOTAL: \$122,668

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 vinyl siding exterior construction with 3,640 square feet of living area. The dwelling was built in 2007. Features of the home include a walkout basement with finished area, central air conditioning, one fireplace, and a 609 square foot garage. The property has an approximately 9,690 square foot site and is located in Volo, Wauconda Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on three comparable sales located within 0.37 of a mile from the subject. The comparables have sites that range in size from 8,124 to 12,846 square feet of land area. The comparables are improved with 2-story dwellings ranging in size from 2,992 to 3,674 square feet of living area. The dwellings were built in 2006 or 2007. Each comparable has a

basement with two having finished area¹, central air conditioning, one fireplace, and a garage with 609 to 680 square feet of building area. The properties sold from December 2019 to June 2020 for prices of either \$327,500 or \$355,000 and ranging from \$96.62 to \$118.65 per square foot of living area, land included. Based on this evidence, the appellant requested an assessment reduction.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$122,668 reflecting a market value of \$368,483 or \$101.23 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 the subject's assessment, the board of review submitted information on four comparable sales located within 0.37 of a mile from the subject. Board of review comparables #1, #2, and #3 are the same property as appellant's comparables #3, #1, and #2, respectively, which were previously described. Comparable #4 has a site with 9,560 square feet of land area. The comparable is improved with a 2-story dwelling of vinyl siding and brick exterior construction with 3,640 square feet of living area. The dwelling was built in 2007. The home has an unfinished basement, central air conditioning, and a garage with 609 square feet of building area. The property sold in October 2020 for a price of \$324,000 or \$89.01 per square foot of living area, land included. 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 record contains four comparable sales for the Board's consideration, which includes the parties' three common comparables. The Board gives less weight to appellant comparable #1/board of review comparable #2 and board of review comparable #4 which lack basement finish, which is a feature of the subject.

The Board finds the best evidence of market value to be appellant comparable #2/board of review comparable #1 and appellant comparable #3/board of review comparable #1 which are similar to the subject in location, design, age, and dwelling size, as well as having basement finish like the subject. These two properties sold in March and June 2020 for prices of \$327,500 and \$355,000 or for \$102.06 and \$118.65 per square foot of living area, land included. The subject's assessment reflects an estimated market value of \$368,483 or \$101.23 per square foot of living area, land included, which falls above the best comparable sales in the record on an overall basis but below on a per square foot basis. The subject's estimated market value

¹ The board of review evidence disclosed that appellant comparable #2/board of review comparable #3 and appellant #3/board of review comparable #1 had basement finish, which was not disclosed and not refuted by the appellant.

reflected by its assessment is logical considering its larger dwelling size and larger finished basement area when compared to the two best comparables. Based on the record and after considering adjustments to the two best comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported 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:

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

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