



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

APPELLANT: William Gatti  
DOCKET NO.: 20-05757.001-R-1  
PARCEL NO.: 16-20-300-012

The parties of record before the Property Tax Appeal Board are William Gatti, 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:** \$231,283  
**IMPR.:** \$60,851  
**TOTAL:** \$292,134

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 brick and wood siding exterior construction with 4,497 square feet of living area. The dwelling was constructed in 1938 and has an effective age of 1940. Features of the home include a basement with finished area, central air conditioning, two fireplaces, a 546 square foot garage, and a 968 square foot flat barn. The property has a 210,395 square foot site and is located in Bannockburn, West Deerfield 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<sup>1</sup> located within 0.54 of a mile from

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<sup>1</sup> The appellant's grid analysis contains four comparables but the appellant did not report the design, dwelling size, and other features for comparable #2, preventing a meaningful comparative analysis of comparable #2 with the

the subject. The parcels range in size from 87,991 to 222,156 square feet of land area and are improved with 2-story homes ranging in size from 3,924 to 4,923 square feet of living area. The dwellings were built from 1956 to 1978 with comparable #2 having an effective age of 1980. The appellant reported comparables #1 and #2 were rehabbed in 2006 and 1998, respectively. Each home has a basement, one of which has finished area,<sup>2</sup> central air conditioning, one or three fireplaces, and a garage ranging in size from 682 to 1,382 square feet of building area. Comparable #1 has a tennis court.<sup>3</sup> The comparables sold from May 2018 to March 2020 for prices ranging from \$685,000 to \$961,500 or from \$140.69 to \$197.66 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 \$292,134. The subject's assessment reflects a market value of \$877,543 or \$195.14 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 where comparable #3 is the same property as the appellant's comparable #2. The comparables are located within 0.49 of a mile from the subject. The parcels range in size from 41,380 to 120,660 square feet of land area and are improved with 2-story homes ranging in size from 4,249 to 5,018 square feet of living area. The dwellings were built from 1928 to 1999 with comparable #3 having an effective age of 1980. Three homes each have a basement, one of which has finished area, and one home has a concrete slab foundation. Each home has central air conditioning, one to three fireplaces, and a garage ranging in size from 466 to 966 square feet of building area. Comparables #1 and #4 each have an inground swimming pool. The comparables sold from March to December 2020 for prices ranging from \$961,500 to \$1,175,000 or from \$195.31 to \$276.54 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.

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subject; thus, the Board shall not further consider this comparable. Comparables #3 and #4 are renumbered as comparables #2 and #3.

<sup>2</sup> The listing sheet for comparable #2 presented by the appellant discloses this property has finished basement area and three fireplaces.

<sup>3</sup> The listing sheet for comparable #1 presented by the appellant discloses this property has a tennis court.

The record contains a total of six comparable sales, with one common sale, for the Board's consideration. The Board gives less weight to the appellant's comparables #1 and #3, which sold less proximate in time to the assessment date than other comparables in this record. The Board gives less weight to the board of review's comparables #1 and #4, which each have an inground swimming pool unlike the subject.

The Board finds the best evidence of market value to be the appellant's comparable #2/board of review's comparable #3 and the board of review's comparable #2, which are similar to the subject in dwelling size, location, and some features; however, these comparables are significantly newer homes on much smaller sites than the subject and one comparable has a concrete slab foundation compared to the subject's basement with finished area, suggesting adjustments to these comparables would be needed to make them more equivalent to the subject. These most similar comparables sold in March and December 2020 for prices of \$961,500 and \$1,090,000 or for \$195.31 and \$217.22 per square foot of living area, including land. The subject's assessment reflects a market value of \$877,543 or \$195.14 per square foot of living area, including land, which is below the best comparable sales in this record. Based on this evidence and after considering appropriate adjustments to the best comparables for differences from the subject, 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:

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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