



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

APPELLANT: Lisa Cervieri
DOCKET NO.: 20-05978.001-R-2
PARCEL NO.: 12-28-204-013

The parties of record before the Property Tax Appeal Board are Lisa Cervieri, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Hawthorn Woods, 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: \$196,779
IMPR.: \$392,776
TOTAL: \$589,555

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 two-story dwelling of wood siding exterior construction with 5,092 square feet of living area. The dwelling was constructed in 1929 and has a reported effective age of 1942. Features of the home include five full bathrooms, one half-bathroom, a full basement with a 1,895 square foot recreation room, central air conditioning, two fireplaces and a 672 square foot garage.¹ The property has an approximately 36,400 square foot site and is located in Lake Forest, Shields Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant purported to submit information on three comparable sales, however, comparables #1 and #2 are the same property with identical data, thus comparable #2 will not be further

¹ Although the appellant did not report finished basement area or two fireplaces, when given the opportunity to file rebuttal to dispute the data supplied by the board of review, the appellant did not challenge the information.

considered on this record; the appellant provided only two recent comparable sales for the overvaluation claim. The comparables are located either .51 of a mile or 1.05-miles from the subject and within the same assigned neighborhood code as the subject. The comparable parcels contain either 15,329 or 32,252 square feet of land area and are each improved with a two-story dwelling. The homes were built in either 1910 or 1912 and comparable #3 has a reported effective age of 1921. Each dwelling has three full bathrooms and one half-bathroom, a basement, central air conditioning, a fireplace and a garage of either 460 or 650 square feet of building area. Comparables #1 and #3 sold in June 2020 for prices of \$930,000 and \$1,300,000 or for \$214.53 and \$305.81 per square foot of living area, including land, respectively.

Based on the foregoing evidence, the appellant requested a reduced total assessment of \$449,748 which would reflect a market value of \$1,349,379 or \$265.00 per square foot of living area, including land, when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$589,555. The subject's assessment reflects a market value of \$1,770,967 or \$347.79 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 located within 1.11-miles from the subject and within the same assigned neighborhood code as the subject. The comparable parcels range in size from 25,150 to 30,980 square feet of land area and are each improved with either a 1.5-story or a 2-story dwelling of brick, wood siding, wood siding and stone or brick and wood siding exterior construction. The homes were built from 1924 to 1928, two of which have reported effective ages of 1936 and 1939, respectively. Each dwelling has four or five full bathrooms and three comparables have either two or three half-bathrooms. Each dwelling has a basement, two of which have finished area, central air conditioning and one to four fireplaces. Three of the comparables have a garage ranging in size from 420 to 529 square feet of building area. Comparables #1 and #4 have an inground swimming pool and a hot tub, respectively. The comparables sold from June 2018 to October 2020 for prices ranging from \$1,900,000 to \$2,300,000 or from \$413.38 and \$483.49 per square foot of living area, including land.

Based on the foregoing 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 six comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparable #1 and board of review comparables #3 and #4 as each dwelling reflects the original date of construction of 1912, 1925 and 1924, respectively, whereas the subject has an effective age of 1942.

The Board finds the best evidence of market value to be appellant's comparable sale #3 and board of review comparable sales #1 and #2, although comparable #1 has a pool amenity which is not a feature of the subject and suggests adjustments would be necessary to account for this difference. These most similar comparables sold from July 2019 to October 2020 for prices ranging from \$1,300,000 to \$2,300,000 or from \$305.81 to \$483.49 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,770,967 or \$347.79 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Based on this evidence and after considering adjustments to the best comparables for differences when compared to 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: January 16, 2024



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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