



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

APPELLANT: Michael Sirchio  
DOCKET NO.: 21-01302.001-R-1  
PARCEL NO.: 15-24-202-012

The parties of record before the Property Tax Appeal Board are Michael Sirchio, the appellant, by attorney Gregory Riggs, of Tax Appeals Lake County in Lake Zurich; 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:** \$69,061  
**IMPR.:** \$117,447  
**TOTAL:** \$186,508

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 2021 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 2,812 square feet of living area. The dwelling was constructed in 1974. Features of the home include a basement with finished area, central air conditioning, one fireplace, and a 700 square foot garage. The property has an approximately 20,038 square foot site and is located in Lincolnshire, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on five comparable sales with the same assessment neighborhood code as the subject and located from 0.66 of a mile to 1.44 miles from the subject property. The comparables have sites that range in size from 20,038 to 41,382 square feet of land area. The comparables are improved with 1-story dwellings of frame or brick exterior construction ranging in size from 2,943 or 3,315 square feet of living area. The dwellings were

built from 1957 to 1968 with comparable #4, the oldest comparable, having an effective year built of 1961. Two comparables each have a basement with one having finished area. Each comparable has central air conditioning, one or two fireplaces, and a garage ranging in size from 440 to 818 square feet of building area. The properties sold from August 2018 to August 2020 for prices ranging from \$430,000 to \$508,000 or from \$138.63 to \$169.45 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$160,417 which reflects a market value of \$481,299 or \$171.16 per square foot of living area, land included, 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 \$186,508. The subject's assessment reflects a market value of \$560,926 or \$199.48 per square foot of living area, land included, when using the 2021 three-year average median level of assessment for Lake County of 33.25% 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 with the same assessment neighborhood code as the subject and located from 0.52 of a mile to 1.32 miles from the subject property. The comparables have sites that range in size from 19,600 to 21,780 square feet of land area. The comparables are improved with 1-story dwellings of brick or wood siding and brick exterior construction ranging in size from 2,714 to 3,340 square feet of living area. The homes were built from 1960 to 1976 with comparables #1, #2, and #4 having effective years built of 1974, 1971, and 1971, respectively. Two comparables each have a basement with one having finished area, two comparables each have a concrete slab foundation, and one comparable has a crawl space foundation. Each comparable has central air conditioning, one or two fireplaces, and a garage ranging in size from 480 to 594 square feet of building area. The properties sold from May 2020 to July 2021 for prices ranging from \$520,000 to \$620,000 or from \$176.17 to \$191.60 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

### **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 ten comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparable #1 which has a 2019 sale date and thus sold less proximate in time to the subject's January 1, 2019 assessment date than the other comparables in the record. The Board gives less weight to the appellant's comparables #2 through #5 as well as board of review comparables #3, #4, and #5 which are located less proximate in location from the subject than the other comparables in the record. Furthermore, six of these comparables lack basement

foundations, which is a feature of the subject, and one comparable is also a larger home than the subject.

The Board finds the best evidence of market value to be board of review comparables #1 and #2 which sold proximate in time to the subject's assessment date at issue. The properties sold in May 2020 and June 2021 for prices of \$620,000 and \$555,000 or \$185.63 and \$190.33 per square foot of living area, land included, respectively. The subject's assessment reflects a market value of \$560,926 or \$199.48 per square foot of living area, land included, which is bracketed by the improvement assessments of the two best comparable sales in this record on an overall improvement assessment basis but above on a per square foot basis. The subject's higher per square foot improvement assessment is logical when considering its smaller dwelling size. Based on the record and after considering adjustments to the two best comparables for differences from the subject, the Board finds a reduction in the subject's estimated market value as reflected by its 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:

July 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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