



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

APPELLANT: Joe Magnani
DOCKET NO.: 21-01426.001-R-1
PARCEL NO.: 16-23-113-017

The parties of record before the Property Tax Appeal Board are Joe Magnani, 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: \$48,397
IMPR.: \$30,345
TOTAL: \$78,742

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 one-story dwelling of brick exterior construction with 1,050 square feet of living area. The dwelling was constructed in 1925. Features of the home include a basement, central air conditioning and a fireplace. The property has an 8,500 square foot site and is located in Highland Park, Moraine 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 within .74 of a mile from the subject property and three of which have the same assessment neighborhood code as the subject. The comparables have sites that range in size from 7,450 to 7,920 square feet of land area. The comparables are improved with one-story dwellings of brick, stucco or wood siding exterior construction ranging in size from 1,161 to 1,320 square feet of living area. The dwellings were built from 1920 to 1962 with comparable #3 having a reported effective age of 1942. The

comparables each have a basement, two of which have finished area. Two comparables have central air conditioning and each comparable has a garage ranging in size from 360 to 576 square feet of building area. The comparables sold from March 2018 to November 2020 for prices ranging from \$179,000 to \$285,000 or from \$154.18 to \$217.14 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The appellant disclosed in the appeal petition that the subject property was not an owner-occupied residence. The appellant also provided a copy of the 2020 Final Administrative Decision of the Illinois Property Tax Appeal Board reducing the subject's total assessment to \$75,592 based upon an agreement by the parties.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$78,742. The subject's assessment reflects a market value of \$236,818 or \$225.54 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 that are located from .65 of a mile to 1.85 miles from the subject property. The comparables have sites that range in size from 5,200 to 29,730 square feet of land area. The comparables are improved with one-story dwellings of brick or wood siding exterior construction ranging in size from 967 to 1,300 square feet of living area. The dwellings were built from 1920 to 1951 with comparables #1 and #2 having a reported effective ages of 1951 and 1975. Comparable #3 has a concrete slab foundation and four comparables each have a basement, one of which has finished area. Three comparables have central air conditioning, four comparables each have a fireplace and three comparables each have a garage ranging in size from 240 to 308 square feet of building area. The comparables sold from October 2020 to September 2021 for prices ranging from \$267,000 to \$360,000 or from \$221.76 to \$367.11 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 record contains nine suggested comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparable #2 due to its sale date occurring 33 months prior to the assessment date at issue and is thus, less likely to be indicative of the subject's market value as of the January 1, 2021 assessment date. The Board has also given less weight to the appellant's comparables #3 and #4 due to their larger dwelling size or newer age, when compared to the subject. The Board has given reduced weight to board of review comparables

#2, #3, #4 and #5 due to their distant locations from the subject being more than one mile away. Furthermore, board of review comparable #2 is larger in dwelling size and newer in age, when compared to the subject and board of review comparable #3 has a significantly larger site size when compared to the subject.

The Board finds the best evidence of market value to be the appellant's comparable #1 and board of review comparable #1. The Board finds these two comparables are overall more similar to the subject in location, site size, design and age. However, the Board finds the appellant's comparable sale #1 is somewhat dated, both comparables have slightly larger dwelling sizes when compared to the subject and both dwellings lack central air conditioning, a feature of the subject, suggesting adjustments would be required to make these comparables more equivalent to the subject. Nevertheless, the comparables sold in June 2019 and November 2020 for prices of \$215,000 and \$267,000 or for \$173.39 or \$221.76 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$236,818 or \$225.54 per square foot of living area, including land, which is bracketed by the two best comparable sales in the record in terms of overall market value but slightly above the comparables on a price per square foot basis. The subject's higher price per square foot value appears to be justified given its smaller dwelling size and central air conditioning feature. After considering the economies of scale and 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 supported. Therefore, based on this record, the Board finds no reduction in the subject's assessment is 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: October 17, 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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