



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

APPELLANT: Joseph Magnani
DOCKET NO.: 21-01484.001-R-1
PARCEL NO.: 16-27-202-002

The parties of record before the Property Tax Appeal Board are Joseph 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: \$39,398
IMPR.: \$35,595
TOTAL: \$74,993

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 ranch-style dwelling of brick siding exterior construction with 818 square feet of living area. The dwelling was built in 1956. Features of the home include a basement with finished area, central air conditioning, and a garage with 1,080 square feet of building area. The property has an approximately 8,380 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 three comparable sales located in the same assessment neighborhood code as the subject property and within 0.22 of mile from the subject. The properties have sites that range in size from 7,140 to 7,450 square feet of land area. The comparables are improved with ranch-style dwellings with brick or wood siding exterior construction ranging in size from 1,160 to 1,202 square feet of living area. The dwellings were

built from 1953 to 1979. Two comparables each have a basement with one having finished area and one comparable has a concrete slab foundation. Two comparables each have central air conditioning. One comparable has one fireplace. Each comparable has a garage that ranges in size from 440 to 624 square feet of building area. The properties sold from November 2020 to March 2021 for prices ranging from \$171,500 to \$335,000 or from \$147.21 to \$288.79 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$66,527 which reflects a market value of \$199,601 or \$244.01 per square foot of living area, land included, at 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 \$74,993. The subject's assessment reflects a market value of \$225,543 or \$275.72 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 located within 0.78 of a mile from the subject and with three of these having the same assessment neighborhood code as the subject property. Board of review comparable #1 is the same property as the appellant's comparable #1. The properties have sites that range in size from 7,140 to 10,150 square feet of land area. The comparables are improved with ranch-style or 1-story conventional style dwellings of brick, wood siding, or brick and wood siding ranging in size from 792 to 1,278 square feet of living area. The dwellings were built from 1935 to 1979 with comparables #3 and #5 having effective years built of 1970 and 1976, respectively. Three comparables each have a basement with two having finished area and two comparables have either a concrete slab or crawl space foundation. Three comparables each have central air conditioning. Three comparables each have one fireplace. Each comparable has a garage that ranges in size from 231 to 624 square feet of building area. The properties sold from June 2019 to September 2021 for prices ranging from \$259,000 to \$340,000 or from \$266.04 to \$366.04 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 record contains a total of seven comparable sales submitted by the parties in support of their respective positions, one of which is shared by the parties. The Board gave less weight to the appellant's comparable #1/board of review comparable #1, the appellant's comparables #2 and #3, and the board of review's comparable #2 and #4 which are less similar to the subject in dwelling size than other comparables in this record and/or lacks a basement foundation, a feature of the subject.

The Board finds the best evidence of market value to be board of review comparables #3 and #5 which are overall more similar to the subject in age, foundation type, and dwelling size with varying degrees of similarity in location and other features. These two properties sold in April 2020 and June 2019 for prices of \$259,000 and \$289,900 or of \$294.99 and \$366.04 per square foot of living area, land included, respectively. The subject's assessment reflects a market value of \$225,543 or \$275.72 per square foot of living area, land included, which falls below the two best comparable sales in this record on an overall market value basis but is bracketed by them on a price per square foot basis. Based on this record and after considering appropriate 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 the assessment is well supported and 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:

November 21, 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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