



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

APPELLANT: Arlene Vuturo
DOCKET NO.: 21-03548.001-R-1
PARCEL NO.: 11-06-401-010

The parties of record before the Property Tax Appeal Board are Arlene Vuturo, the appellant; and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **A Reduction** 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: \$58,061
IMPR.: \$116,922
TOTAL: \$174,983

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 3,098 square feet of living area. The dwelling was constructed in 1983. Features of the home include a basement with finished area,¹ central air conditioning, a fireplace, and a 1,135 square foot garage. The property has an approximately 81,460 square foot site and is located in Libertyville, Libertyville 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, two of which are located within the same assessment neighborhood code as the subject. The parcels range in size from 12,064 to 80,150 square feet of land area and are improved with 1-story or 2-story homes of brick, wood siding, or brick and wood siding exterior construction ranging in size from 3,015 to 3,596 square feet of living area. The dwellings were built from 1983 to 1994. Each home has a basement, two

¹ The appellant reported the subject has finished basement area.

of which have finished area, central air conditioning, one or two fireplaces, and a garage ranging in size from 527 to 914 square feet of building area. The comparables sold in May 2018 and October 2020 for prices of \$500,000 or \$525,000 or from \$139.04 to \$174.12 per square foot of living area, including land.

The appellant submitted a brief contending that comparable #1 is similar to the subject in age, lot size, exterior construction, amenities, and dwelling size; however, the subject has a larger garage than this property.

Based on this evidence the appellant requested a reduction in the subject's assessment to \$174,982, which would reflect a market value of \$524,998 or \$169.46 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 \$203,410. The subject's assessment reflects a market value of \$611,759 or \$197.47 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 where comparable #1 is the same property as the appellant's comparable #1. The comparables are located from 0.07 of a mile to 4.32 miles from the subject and one comparable is located within the same assessment neighborhood code as the subject. The parcels range in size from 39,370 to 80,150 square feet of land area and are improved with 1-story homes of brick or wood siding exterior construction ranging in size from 3,081 to 3,697 per square foot of living area. The dwellings were built from 1979 to 1999. Each home has a basement, two of which have finished area,² central air conditioning, and a garage ranging in size from 690 to 974 square feet of building area. Four homes each have from one to three fireplaces. Comparables #3 and #5 each have an inground swimming pool. The comparables sold from June 2020 to July 2021 for prices ranging from \$500,000 to \$755,000 or from \$139.04 to \$245.05 per square foot of living area, including land.

Based on this evidence the board of review requested the subject's assessment be sustained.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains a total of seven comparable sales, with one common sale, for the Board's consideration. The Board gives less weight to the appellant's comparable #2, which sold less

² The appellant reported that comparable #1, which is common to both parties, has finished basement area.

proximate in time to the January 1, 2021 assessment date than other comparables in this record, and to the appellant's comparable #3, which is a 2-story home compared to the subject 1-story home. The Board also gives less weight to the board of review's comparables #3 and #5, which each have an inground swimming pool unlike the subject, and the board of review's comparable #4, which is a substantially larger home than the subject dwelling.

The Board finds the best evidence of market value to be the appellant's comparable #1/board of review's comparable #1 and the board of review's comparable #2, which sold more proximate in time to the assessment date and are more similar to the subject in design and features. However, these comparables are larger homes with smaller garages than the subject dwelling, one comparable is a much newer home on a smaller lot than the subject, suggesting adjustments to these comparables would be needed to make them more equivalent to the subject. These two most similar comparables sold in October 2020 and April 2021 for prices of \$500,000 and \$586,500 or for \$139.04 and \$174.09 per square foot of living area, including land. The subject's assessment reflects a market value of \$611,759 or \$197.47 per square foot of living area, including land, which is above 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 commensurate with the appellant's request is 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Arlene Vuturo
2031 BOB O LINK LN
LIBERTYVILLE , IL 60048

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085