



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

APPELLANT: Glenn Garamoni
DOCKET NO.: 21-04297.001-R-1
PARCEL NO.: 10-23-200-019

The parties of record before the Property Tax Appeal Board are Glenn Garamoni, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Lake Forest; 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: \$26,936
IMPR.: \$66,565
TOTAL: \$93,501

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 2-story dwelling of wood siding exterior construction with 1,924 square feet of living area. The dwelling was constructed in 1985. Features of the home include an unfinished basement, central air conditioning, and a garage containing 720 square feet of building area. The property has a 61,420 square foot site and is located in Mundelein, Fremont 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 within .99 of a mile of the subject. The comparables consist of 2-story dwellings ranging in size from 1,780 to 2,253 square feet of living area. The homes were built from 1991 to 1995. Each dwelling has central air conditioning, an unfinished basement, and a garage containing either 420 or 441 square feet of building area. Comparable #1 has a fireplace. The parcels range in size from 8,607 to 12,214

square feet of land area. The comparables sold from July to October 2020 for prices ranging from \$235,000 to \$299,900 or from \$130.94 to \$138.08 per square foot of living area, including land. The appellant also submitted a settlement statement for the subject's April 2020 sale for \$217,500. Based on this evidence, the appellant requested a reduced assessment of \$72,489, for an estimated market value of \$217,489 or \$113.04 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 \$93,501. The subject's assessment reflects a market value of \$281,206 or \$146.16 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 four comparables located within 1.64 miles of the subject.¹ The comparable sales consist of 1.5-story dwellings of wood siding or brick exterior construction containing either 1,434 or 2,190 square feet of living area. The dwellings were built in 1888 or 1986, with the older home having an effective age of 1925. Each dwelling has central air conditioning, an unfinished basement, and a garage containing either 572 or 768 square feet of building area. One comparable has a fireplace. The parcels contain either 36,590 or 40,060 square feet of land area. The two comparables sold in November 2020 and July 2021 for prices of \$303,000 and \$479,900 or for \$211.30 and \$219.13 per square foot of living area, including land. The board of review also submitted a memorandum arguing that the subject's April 2020 sale was between neighbors and was not advertised. 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 parties submitted a total of five comparable sales and evidence of the subject's April 2020 sale to support their respective positions before the Property Tax Appeal Board. The Board gives little weight to the subject's April 2020 sale as the appellant did not submit sufficient evidence to show the sale of the subject had the elements of an arm's length transaction. The appellant did not complete Section IV – Recent Sale Data of the appeal form, and the board of review argued that the sale was not advertised or exposed on the open market, which was not

¹ The board of review submitted a memorandum arguing that board of review comparables #1 and #2 supported the subject's assessment on an equity basis and that comparables #3 and #4 supported the assessment on a market value basis. The Board finds that the submission of equity comparables is not responsive to the appellant's market value claim, and the equity evidence presented by the board of review will not be further analyzed on this record.

refuted by the appellant. The Board also gives reduced weight to the board of review's comparable sales, which differ from the subject in dwelling size, age, and/or location.

The Board finds the best evidence of market value to be the appellant's comparable sales, which are more similar to the subject in age, location, dwelling size, and features. These most similar comparables sold for prices ranging from \$235,000 to \$299,900 or from \$130.94 to \$138.08 per square foot of living area, including land. The subject's assessment reflects a market value of \$281,206 or \$146.16 per square foot of living area, including land, which is within the range established by the best comparable sales in this record overall. While the subject's estimated market value is above the range on a per-square-foot basis, the Board finds it logical given the subject's significantly larger site in relation to the comparables. 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: 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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