



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

APPELLANT: Maria Palumbo
DOCKET NO.: 21-04368.001-R-1
PARCEL NO.: 13-01-201-009

The parties of record before the Property Tax Appeal Board are Maria Palumbo, 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 **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: \$38,213
IMPR.: \$123,023
TOTAL: \$161,236

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 1.5-story dwelling¹ of frame with brick exterior construction with 2,442 square feet of living area. The dwelling was constructed in 1956 and has an effective age of 1972. Features of the home include a walkout basement with finished area, two fireplaces, a 1,025 square foot attached garage, and a 400 square foot detached garage. The property has a 63,421 square foot site and is located in Barrington, Cuba 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 located within 0.94 of a mile from the

¹ Although the subject's property record card presented by the board of review describes a 1-story home, both parties described a 1.5-story home in their grid analyses and a sketch of the subject home found in its property record card depicts a 1.5-story home.

subject. The parcels range in size from 40,863 to 223,767 square feet of land area and are improved with 1.5-story or 2-story homes of frame or brick and frame exterior construction ranging in size from 1,976 to 2,752 square feet of living area. The dwellings were built from 1964 to 1987. Each home has a basement, two of which have finished area and one of which is a walkout. Each home features central air conditioning, one or two fireplaces, and an attached garage ranging in size from 432 to 934 square feet of building area. Comparable #3 has a solarium. The comparables sold from May to November 2020 for prices ranging from \$349,900 to \$475,000 or from \$127.14 to \$194.84 per square foot of living area, including land. Based on this evidence the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$178,309. The subject's assessment reflects a market value of \$536,268 or \$219.60 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 three comparable sales located from 0.24 of a mile to 4.56 miles from the subject. The parcels range in size from 46,475 to 67,154 square feet of land area and are improved with 1-story homes of frame or frame with brick exterior construction ranging in size from 2,129 to 2,741 square feet of living area. The dwellings were built from 1960 to 1977 with comparable #2 having an effective age of 1980. Each home has a basement with finished area, two of which are walkout basements, central air conditioning, one or three fireplaces, and an attached garage ranging in size from 480 to 1,012 square feet of building area. Comparable #3 has an inground swimming pool. The comparables sold from June 2020 to May 2021 for prices ranging from \$502,000 to \$670,000 or from \$199.44 to \$264.44 per square foot of living area, including land. The board of review noted that it chose comparables outside the subject's market area to find properties with similar upgrades to the subject. 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains a total of seven comparable sales for the Board's consideration. The Board gives less weight to the board of review's comparables, due to substantial differences from the subject in design and/or inground swimming pool amenity and/or their location more than one mile from the subject. The Board gives less weight to the appellant's comparables #2 and #4, due to substantial differences from the subject in lot size, solarium amenity, and/or dwelling size.

The Board finds the best evidence of market value to be the appellant's comparables #1 and #3, which are similar to the subject in dwelling size, location, and some features, although these

comparables are newer homes on larger lots than the subject, each comparable has only one garage compared to the subject's two garages, each comparable has central air conditioning unlike the subject, and one comparable lacks finished basement area that is a feature of the subject, suggesting adjustments to these comparables would be needed to make them more equivalent to the subject. These two most similar comparables sold for prices of \$349,900 and \$475,000 or for \$127.14 and \$174.25 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$536,268 or \$219.60 per square foot of living area, including land, which is above the range established by 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 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:

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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