



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

APPELLANT: Arthur Venturi
DOCKET NO.: 22-00378.001-R-1
PARCEL NO.: 07-09-201-002

The parties of record before the Property Tax Appeal Board are Arthur Venturi, the appellant, by attorney Andrew J. Rukavina of The Tax Appeal Company in Mundelein, 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: \$39,373
IMPR.: \$168,878
TOTAL: \$208,251

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 2022 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 is improved with a one-story dwelling of brick and wood siding exterior construction containing 4,758 square feet of living area. The dwelling was built in 1994. Features of the home include a full unfinished basement, central air conditioning, two fireplaces and an attached garage with 768 square feet of building area. The property is also improved with a detached garage with 1,456 square feet of building area. The property has a 121,390 square foot site located in Wadsworth, Warren 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 improved with two-story dwellings of brick or wood siding exterior construction that range in size from 5,171 to 5,465 square feet of living area. The homes were built from 1989 to 1996. Each comparable has a basement with comparable #3 having finished recreation room area, central air conditioning, two or three

fireplaces, and an attached garage ranging in size from 793 to 1,248 square feet of building area. Comparable #2 also has an inground swimming pool. The comparables have sites ranging in size from 88,240 to 203,500 square feet of land area. The comparables have the same assessment neighborhood code as the subject property and are located from approximately .56 to 1.06 miles from the subject property. The sales occurred from January 2019 to August 2022 for prices ranging from \$350,000 to \$625,000 or from \$64.52 to \$114.36 per square foot of living area, including land.

The appellant's submission also included a statement that the subject property directly abuts the freeway and noise levels are off the charts. The appellant's submitted a map which appears to depict the subject's location near Interstate 294.

The appellant requested the subject's total assessment be reduced to \$168,670.

The appellant's submission also included a grid entitled "Assessor Comps" with comments about the comparables listed on the grid analysis. These comparables may have been used at the county level appeal and are the same properties submitted by the board of review in support of the assessment before the Property Tax Appeal Board in this appeal and are discussed below.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$208,251. The subject's assessment reflects a market value of \$624,815 or \$131.32 per square foot of living area, land included, when using the statutory level of assessment of 33.33% 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 improved with 1.5-story or 2-story dwellings of wood siding or brick exterior construction that range in size from 3,822 to 4,743 square feet of living area. The homes were built in 1994 and 1997. Each comparable has a full basement with one being a walk-out design and one being partially finished with recreation room area, central air conditioning, and an attached garage ranging in size from 759 to 1,125 square feet of building area. These homes also have 1, 2 or 6 fireplaces. These properties have sites ranging in size from 103,690 to 252,770 square feet of land area. The comparables have the same assessment neighborhood code as the subject and are located from approximately .22 to .63 of a mile from the subject property. The sales occurred from August 2021 to March 2022 for prices ranging from \$620,000 to \$795,000 or from \$134.90 to \$179.88 per square foot of living area, including land.

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 six sales submitted by the parties to support their respective positions. The Board gives less weight to appellant's comparable sales #1 and #3 as these properties sold in

April 2020 and January 2019, approximately 20 months and 35 months prior to the assessment date at issue, respectively, and not as proximate in time to the January 1, 2022, lien date as the best sales in this record. The Board finds the best evidence of market value to be appellant's comparable sale #2 and the board of review comparable sales. These comparables have differing degrees of similarity to the subject in terms of age, size, and features. Each of these comparables has less garage space than the subject property suggesting each would require an upward adjustment to make them more equivalent to the subject for this feature. Appellant's comparable #2 has an inground swimming pool which may require a downward adjustment as the subject has no swimming pool. Board of review comparable #1 has finished basement area, unlike the subject property; board of review comparable #2 has four more fireplaces than the subject; and board of review comparables #1 and #3 have significantly larger sites than the subject, suggesting each of these comparables would require downward adjustments to make them more equivalent to the subject property. Nevertheless, these four comparables sold for prices ranging from \$620,000 to \$795,000 or from \$114.36 to \$179.88 per square foot of living area, including land. The subject's assessment reflects a market value of \$624,815 or \$131.32 per square foot of living area, including land, which is well within the range established by the best comparable sales in this record. The appellant asserted the subject property is located next to a freeway and experiences extreme noise; however, no market data was presented to demonstrate the impact on fair cash value the subject's location next to an Interstate has or to demonstrate the subject's market value as reflected by the assessment is excessive given the property's location. Based on this evidence the Board finds the assessment of the subject property as established by the board of review is correct 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: March 26, 2024



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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