



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

APPELLANT: Vincent Panico
DOCKET NO.: 22-00629.001-R-1
PARCEL NO.: 14-34-204-006

The parties of record before the Property Tax Appeal Board are Vincent Panico, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld & Associates, LLC in Northbrook; 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: \$30,925
IMPR.: \$201,038
TOTAL: \$231,963

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 consists of a 2-story dwelling of brick exterior construction with 3,960 square feet of living area. The dwelling was constructed in 1987, with an effective age of 1989, and is approximately 35 years old. Features of the home include an unfinished basement, central air conditioning, one fireplace, an attached garage with 919 square feet of building area, and a 611 square foot inground swimming pool. The property has an approximately 38,351 square foot site and is located in Kildeer, Ela Township, Lake County.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on four equity comparables located in the subject's assessment neighborhood. The comparables are improved with 1.5-story or 2-story dwellings of brick exterior construction ranging in size from 3,662 to 4,126 square feet of living area. The dwellings range in age from 26 to 45 years old. Each

comparable has an unfinished basement, central air conditioning, and an attached garage ranging in size from 759 to 867 square feet of building area. Comparables #2 and #4 also feature inground swimming pools. The comparables have improvement assessments ranging from \$149,063 to \$176,009 or from \$40.71 to \$44.47 per square foot of living area. Based on this evidence the appellant requested a reduction in the subject's improvement assessment to \$168,201 or \$42.48 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$231,963. The subject property has an improvement assessment of \$201,038 or \$50.77 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on five equity comparables located in the subject's assessment neighborhood. The comparables are improved with 2-story dwellings of brick or brick and frame exterior construction ranging in size from 3,623 to 4,111 square feet of living area. The dwellings were built from 1987 to 2001 and thus would range in age from approximately 21 to 35 years old. Each comparable has an unfinished basement, central air conditioning, one or two fireplaces, and a garage ranging in size from 727 to 824 square feet of building area. The comparables have improvement assessments ranging from \$186,175 to \$208,936 or from \$49.97 to \$52.61 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The appellant contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). 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 nine equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparable #1 which was described as having a dissimilar 1.5-story design when compared to the subject's 2-story design. The Board also gives less weight to board of review comparables #4 and #5 which are considerably newer homes than the subject.

Nevertheless, the Board finds the best evidence of assessment equity to be the parties' remaining comparables which are overall more similar to the subject in location, design, age, dwelling size, and most features. However, four of these comparables lack an inground swimming pool, a feature of the subject suggesting upward adjustments for this difference would be necessary to make them more equivalent to the subject. Nevertheless, the most similar comparables have improvement assessments ranging from \$168,160 to \$208,936 or from \$41.99 to \$51.39 per square foot of living area. The subject's improvement assessment of \$201,038 or \$50.77 per square foot of living area falls within the range established by the best comparables in this record. Based on this record and after considering adjustments to the best comparables for

differences from the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement is inequitably assessed and a reduction in the subject's assessment is not warranted.

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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