



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

APPELLANT: Sally Vincolese
DOCKET NO.: 22-00639.001-R-1
PARCEL NO.: 14-07-301-065

The parties of record before the Property Tax Appeal Board are Sally Vincolese, 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: \$39,241
IMPR.: \$132,497
TOTAL: \$171,738

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 wood siding exterior construction with 2,826 square feet of living area. The dwelling was constructed in 2000 and is approximately 22 years old. Features of the home include an unfinished basement, central air conditioning, one fireplace and a garage with 620 square feet of building area. The property has approximately 11,330 square foot site and is located in North Barrington, Ela 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 in the same assessment neighborhood code as the subject and from .45 of a mile to 1.25 miles from the subject property. The comparables have sites ranging in size from 10,252 to 15,494 square feet of land area. The comparables are improved with 2-story dwellings of either brick or wood siding exterior construction that range in size from 3,079 to 3,794 square feet of living area that range in age from 22 to 32 years old. The appellant reported that each comparable has an unfinished basement, two of walk out design, central air conditioning, two fireplaces and a garage ranging

in size from 756 to 1,528 square feet of building area. The comparables sold February 2020 to May 2021 for prices ranging from \$420,000 to \$524,900 or from \$123.17 to \$138.35 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 \$171,738. The subject's assessment reflects a market value of \$516,350 or \$182.71 per square foot of living area, land included, when using the 2022 three-year average median level of assessment for Lake County of 33.26% 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 comparable sales. The comparables are located in the same assessment neighborhood code as the subject and from .05 of a mile to 1.18 miles from the subject property. The comparables have sites ranging in size from 11,740 to 15,730 square feet of land area. The comparables are improved with either 1-story or 2-story dwellings of either frame or brick and frame exterior construction ranging in size from 3,113 to 3,695 square feet of living area that were built from 1996 to 2003. Each comparable has an unfinished basement, central air conditioning, two fireplaces and a garage ranging in size from 713 to 927 square feet of building area. The comparable sold from September 2020 to September 2022 for prices ranging from \$650,000 to \$995,000 or from \$196.53 to \$285.02 per square foot of living area, including land. 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 eight comparable sales for the Board's consideration, with one comparable being common to both parties. The Board has given less weight to the appellant's comparables #2, #3 and #4 as well as board of review comparables #2, #3 and #4 due to their substantial difference from the subject in dwelling size.

The Board finds the best evidence of market value to be the appellant's comparable #1 along with board of review's comparable #1. The Board finds that these two comparables are similar to the subject in location, design, age, dwelling size and some features. These two comparables sold in February 2020 and August 2022 for prices of \$420,000 and \$650,000 or \$136.41 and \$208.80 per square foot of living area, including land. The subject's assessment reflects a market value of \$516,350 or \$182.71 per square foot of living area, including land, is bracketed by the two best comparables in this record. Based on this record and after considering adjustments to the two best comparables for differences when compared to the subject, the Board finds 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: _____

August 20, 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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COUNTY

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