



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

APPELLANT: Joseph Giangrasso  
DOCKET NO.: 22-00822.001-R-1  
PARCEL NO.: 13-03-303-011

The parties of record before the Property Tax Appeal Board are Joseph Giangrasso, 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:** \$44,964  
**IMPR.:** \$199,416  
**TOTAL:** \$244,380

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 5,501 square feet of living area.<sup>1</sup> The dwelling was built in 1994 and is approximately 28 years old. Features of the home include an unfinished basement, central air conditioning, four fireplaces, and a 1,034 square foot attached garage. The property has an approximately 64,677 square foot site and is located in Lake Barrington, Cuba 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 same assessment neighborhood code as the subject and from 1.35 to 2.74 miles from the subject. The comparables are improved with 2-story dwellings of brick or

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<sup>1</sup> The Board finds the best evidence of the subject's dwelling size was the property record card and schematic drawing with measurements submitted by the board of review.

wood siding exterior construction ranging in size from 3,914 to 5,303 square feet of living area. The dwellings range in age from 20 to 36 years old. Each comparable has an unfinished basement, central air conditioning, one or two fireplaces, and a garage that ranges in size from 651 to 886 square feet of building area. The comparables have improvement assessments ranging from \$131,229 to \$182,155 or from \$32.34 to \$36.44 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to \$166,789 or \$30.32 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 \$244,380. The subject property has an improvement assessment of \$199,416 or \$36.25 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on five comparable properties located in the same assessment neighborhood code as the subject property and from 0.14 of a mile to 2.68 miles from the subject. The comparables are improved with 2-story dwellings of frame or brick and frame exterior construction ranging in size from 4,164 to 4,980 square feet of living area. The dwellings were built from 1992 to 1998 and thus would range in age from approximately 24 to 30 years old. Each comparable has an unfinished basement with one of these being a walkout, central air conditioning, one to five fireplaces, and a garage ranging in size from 733 to 960 square feet of building area. The comparables have improvement assessments ranging from \$180,548 to \$209,680 or from \$40.24 to \$43.36 per square foot of living area.

### **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 comparable properties for the Board's consideration. The Board gives less weight to the appellant's comparables as well as board of review comparables #2 and #5 which are located less proximate in distance from the subject than other comparables in this record and/or differ from the subject in dwelling size.

The Board finds the best evidence of assessment equity to be board of review comparables #1, #3 and #4 which are overall more similar to the subject in location, design, age, dwelling size, and most features. These comparables have improvement assessments ranging from \$194,693 to \$197,679 or from \$40.24 to \$41.29 per square foot of living area. The subject's improvement assessment of \$199,416 or \$36.25 per square foot of living area falls slightly above the range established by the best comparables in the record on an overall improvement assessment basis but below the range on a per square foot basis which are both logical considering the subject's larger dwelling size and the economies of scale. Based on this record and after considering

adjustments to the best comparables for differences when compared to 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: February 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

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Joseph Giangrasso, by attorney:  
Robert Rosenfeld  
Robert H. Rosenfeld & Associates, LLC  
40 Skokie Blvd  
Suite 150  
Northbrook, IL 60062

COUNTY

Lake County Board of Review  
Lake County Courthouse  
18 North County Street, 7th Floor  
Waukegan, IL 60085