



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

APPELLANT: Jim Curcio  
DOCKET NO.: 22-01341.001-R-1  
PARCEL NO.: 15-08-412-013

The parties of record before the Property Tax Appeal Board are Jim Curcio, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Hawthorn Woods; 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:** \$34,991  
**IMPR.:** \$142,208  
**TOTAL:** \$177,199

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 and frame exterior construction with 3,038 square feet of living area. The dwelling was constructed in 1993. Features of the home include a basement, central air conditioning, a fireplace, and a 572 square foot garage. The property has a 17,934 square foot site and is located in Vernon Hills, Vernon 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 located within 0.66 of a mile from the subject. The parcels range in size from 7,494 to 18,240 square feet of land area and are improved with 2-story homes of frame or brick and frame exterior construction ranging in size from 2,932 to 3,552 square feet of living area. The dwellings were built from 1989 to 1993. Each home has a basement, two of which have finished area, central air conditioning, and a 483

or a 704 square foot garage. Two homes each have a fireplace. The comparables sold from August 2020 to November 2021 for prices ranging from \$485,000 to \$539,900 or from \$136.54 to \$177.13 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$173,149 which would reflect a market value of \$519,499 or \$171.00 per square foot of living area, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$176,443. The subject's assessment reflects a market value of \$529,382 or \$174.25 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.<sup>1</sup>

In support of its contention of the correct assessment the board of review submitted information on three comparable sales where comparables #2 and #3 are the same properties as the appellant's comparables #2 and #3, respectively, which were previously described. The board of review reported comparable #2 has finished basement area. Comparable #1 is located within 0.31 of a mile from the subject and has an 18,000 square foot site that is improved with a 2-story home of brick and frame exterior construction with 3,747 square feet of living area. The dwelling was built in 1990 and features a basement with finished area, central air conditioning, a fireplace, and a 704 square foot garage. This comparable sold in April 2021 for a price of \$665,000 or \$177.48 per square foot of living area, including land. Based on this evidence, the board of review requested a reduction in 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 four comparable sales, with two common sales, for the Board's consideration. The Board gives less weight to the appellant's comparable #1 and the board of review's comparable #1, due to substantial differences from the subject in dwelling size.

The Board finds the best evidence of market value to be the two common sales, which are more similar to the subject in dwelling size, age, location, and some features, but have varying degrees of similarity to the subject in site size and both of these comparables have finished basement area unlike 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 \$502,000 and \$539,900 or for \$171.21 and \$177.13 per square foot of living area, including land. The subject's assessment reflects a market value of \$529,382 or \$174.25 per square foot of living

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<sup>1</sup> Section 1910.50(c)(1) of the Board's procedural rules provides that in all counties other than Cook, the three-year county wide assessment level as certified by the Department of Revenue will be considered. 86 Ill. Admin. Code § 1910.50(c)(1). As of the development of this Final Administrative decision, the Department of Revenue has not published figures for tax year 2022.

area, including land, which is bracketed by the best comparable sales in this record. However, after considering appropriate adjustments to the best comparables for differences from the subject, such as finished basement area, the subject's assessment appears to be excessive. Based on this evidence, 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: January 16, 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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