



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

APPELLANT: Anthony Villardita
DOCKET NO.: 22-01351.001-R-1
PARCEL NO.: 14-18-311-032

The parties of record before the Property Tax Appeal Board are Anthony Villardita, 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 **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: \$33,609
IMPR.: \$89,872
TOTAL: \$123,481

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 1-story dwelling of frame exterior construction with 1,720 square feet of living area. The dwelling was constructed in 2019. Features of the home include a lookout basement with finished area,¹ central air conditioning, and a 506 square foot garage. The property has a 16,196 square foot site and is located in Lake Zurich, Ela 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 0.43 of a mile from the subject. The parcels range in size from 9,952 to 11,761 square feet of land area and are improved with 1-story homes of frame exterior construction ranging in size from 1,463 to 1,968 square feet of living area. The dwellings were built from 1950 to 2002 and comparables #1 and #2 are reported to have been recently rehabbed. Each home has a basement, one of which has

¹ The board of review presented a listing sheet for the subject disclosing finished basement area.

finished area,² central air conditioning, and a garage ranging in size from 350 to 910 square feet of building area. Two homes each have a fireplace. Comparables #1 and #2 each have access to a lake and/or dock. The comparables sold from July to September 2020 for prices ranging from \$265,000 to \$375,000 or from \$181.13 to \$194.10 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 \$123,481. The subject's assessment reflects a market value of \$370,480 or \$215.40 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.³

In support of its contention of the correct assessment the board of review submitted information on three comparable sales located within 0.51 of a mile from the subject. The parcels range in size from 11,705 to 17,051 square feet of land area and are improved with 1-story homes of frame or brick exterior construction ranging in size from 1,204 to 1,320 square feet of living area. The dwellings were built from 1938 to 1954 with the oldest home having an effective age of 1995. Two homes each have a basement and one home has a fireplace. Each home has central air conditioning and a garage ranging in size from 336 to 480 square feet of building area. The comparables sold from August 2021 to August 2022 for prices ranging from \$279,000 to \$305,000 or from \$211.36 to \$253.32 per square foot of living area, including land.

The board of review presented a listing sheet disclosing the subject sold in April 2020 for a price of \$457,260 and was listed for 25 days through the Multiple Listing Service and was sold using a realtor.

Based on this evidence, the board of review requested the subject's assessment be sustained or increased.

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 record contains a total of six comparable sales and evidence of an April 2020 sale of the subject. The Board gave less weight to the appellant's comparables and the subject's April 2020 sale, which occurred less proximate in time to the January 1, 2022 assessment date and are less likely to be indicative of market value as of that date. The Board finds the best evidence of

² The appellant presented listing sheets for comparables #1 and #2 that disclose additional details regarding these properties.

³ 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.

market value to be the board of review's comparables, which sold more proximate in time to the assessment date and are similar to the subject in design, location, site size, and some features, but are smaller and older homes than the subject and lack a basement and/or finished basement area, suggesting upward adjustments to these comparables would be needed to make them more equivalent to the subject. These comparables sold for prices ranging from \$279,000 to \$305,000 or from \$211.36 to \$253.32 per square foot of living area, including land. The subject's assessment reflects a market value of \$370,480 or \$215.40 per square foot of living area, including land, which falls above the range established by the best comparables in this record and appears to be supported after considering appropriate adjustments to the best comparables for differences from the subject. Based on this record, the Board finds a reduction in the subject's assessment is not justified, but that an increase in the subject's assessment is also not supported by the evidence in this record.

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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