



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

APPELLANT: Gerald Cecchin  
DOCKET NO.: 22-01461.001-R-1  
PARCEL NO.: 15-20-301-034

The parties of record before the Property Tax Appeal Board are Gerald Cecchin, 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:** \$50,746  
**IMPR.:** \$168,324  
**TOTAL:** \$219,070

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 two-story dwelling of frame exterior construction with 4,129 square feet of living area. The dwelling was constructed in 1997. Features of the home include a basement, central air conditioning, a fireplace, and a 714 square foot garage. The property has a 30,056 square foot site located in Buffalo Grove, Vernon 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 neighborhood assessment code and within one-half mile from the subject property. The comparables have sites that range in size from 15,246 to 30,056 square feet of land area. The properties are improved with two-story style dwellings of frame, brick or frame and brick exterior construction that range in size from 3,494 to 4,496 square feet of living area that were built between 1995 and 1999. Each comparable has central air conditioning, one or two fireplaces, full basements, with three having finished areas, and a garage ranging from 682 to 759 square feet of building area. The sales occurred between February and December 2020, for prices ranging from \$565,000 to

\$685,000 or from \$142.96 to \$183.25 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 \$219,070. The subject's assessment reflects a market value of \$657,276 or \$159.19 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 five comparable properties sharing the same neighborhood code as the subject and located within .43 of a mile from the subject property. Comparables #1, #4, and #5 offered by the board of review are also contained in the appellant's evidence as sales comparables #4, #3, and #1, respectively. The comparables have sites that range in size from 15,246 to 30,056 square feet of land area. These properties consist of two-story style dwellings of frame or brick and frame exterior construction ranging in size from 3,494 to 4,267 square feet of living area that were built between 1995 and 1997. Each dwelling has central air-conditioning, one or two fireplaces, a full basement, four of which have finished areas, and a garage ranging in size from 651 to 759 square feet of building area. Three of the five comparables also have patio areas. The five sales occurred between February 2020 and May 2022 for prices ranging from \$565,000 to \$840,000 or from \$142.96 to \$205.65 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 record contains a total of nine comparable sales for the Board's consideration, while three of these comparables are common to both parties' submission. The Board finds less weight is given to the board of review's comparables #1, #4, and #5 and the appellant's comparables #1 and #2, which sold less proximate in time to the subject's January 1, 2022 assessment date than the other comparables in this record. The Board finds the best evidence of market value to be the board of review's comparables #2 and #3, which sold more proximate in time to the assessment date of the subject property and are relatively similar in location, age, dwelling size, and features. These two most recent comparables sold for prices of \$840,000 and \$750,000 or for \$204.58 and \$205.65 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$657,276 or \$159.19 per square foot of living area, land included, which is below the best comparables both on an overall value and price per square foot basis.

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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. Adm. 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.

Based on this evidence and after considering appropriate adjustments to the best comparables for differences from the subject, the Board finds a reduction in the subject's assessment is not 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: 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

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