



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

APPELLANT: Dominic Venturi
DOCKET NO.: 22-01541.001-R-1
PARCEL NO.: 11-17-105-006

The parties of record before the Property Tax Appeal Board are Dominic Venturi, 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: \$79,118
IMPR.: \$140,094
TOTAL: \$219,212

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 with 3,013 square feet of living area that was constructed in 1981. The property has a 20,156 square foot site and is located in Libertyville, Libertyville Township, Lake County.

The appellant contends assessment inequity with respect to the land assessment as the basis of the appeal. In support of this argument, the appellant submitted information on twelve equity comparables located in the same assessment neighborhood code and on the same street and block as the subject property. The comparables have sites that range in size from 19,693 to 20,531 square feet of land area. The comparables have land assessments of \$71,206 and \$79,118 or from \$3.47 to \$4.01 per square foot of land area. Based on this evidence, the appellant requested the subject's land assessment be reduced to \$71,352 or \$3.54 per square foot of land area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$219,212. The subject has a land assessment of \$79,118 or \$3.93 per square foot of land area.

In support of its contention of the correct assessment, the board of review submitted information on five equity comparables located in the same assessment neighborhood code as the subject property. The board of review's comparables are the same properties as the appellant's comparables #1, #12, #8, #9, and #4, respectively which have been previously described. The comparables have land assessments of \$71,206 and \$79,118 or from \$3.62 to \$4.01 per square foot of land area.

The board of review also submitted a Multiple Listing Service sheet for the November 2022 purchase of the subject property for a price of \$739,000. The board of review argued the subject's current total assessment reflects a market value of \$657,702 which is substantially lower than the 2022 sale prices. The board of review cited a ruling of the Illinois Supreme Court which ruled that a contemporaneous sale of property between parties dealing at arm's length is a relevant factor in determining the correctness of an assessment and is practically conclusive on the issue of whether an assessment is reflective of market value. Based on this evidence, the board of review requested the subject's assessment be increased to reflect the November 2022 purchase price.

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 record contains twelve land assessment comparables for the Board's consideration, as five properties were common to both parties. The Board finds the comparables are similar to the subject in location and site size. These properties have land assessments of \$71,206 and \$79,118 or from \$3.47 to \$4.01 per square foot of land area. The subject property has a land assessment of \$79,118 or \$3.93 per square foot of land area which falls within the range established by the land comparables in the record. After considering adjustments to the comparables for differences from the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's land was inequitably assessed and a reduction in the subject's land assessment is not justified.

The board of review also argued a contemporaneous arm's length sale is the most relevant factor in determining the correctness of an assessment, submitting the MLS sheet documenting a November 2022 sale price of \$739,000 for the subject property. Given this sale price, the board of review requested the subject's total assessment be increased to reflect the November 2022 sale price. The Board finds the appellant's basis of appeal concerns assessment equity with respect to

the subject's land assessment and the market value evidence submitted by the board of review is not responsive to this argument.

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:

April 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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