



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

APPELLANT: Andrew D'Amore
DOCKET NO.: 22-01840.001-R-1
PARCEL NO.: 07-17-404-013

The parties of record before the Property Tax Appeal Board are Andrew D'Amore, 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: \$21,375
IMPR.: \$183,991
TOTAL: \$205,366

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 wood siding exterior construction with 4,410 square feet of living area. The dwelling was constructed in 2003. Features of the home include a basement with finished area,¹ 5.5 bathrooms, central air conditioning, one fireplace and an attached 696 square foot garage. The property has an approximately 18,008 square foot site and is located in Gurnee, Warren Township, Lake County.

The appellant contends assessment inequity with respect to the subject's improvement as the basis of the appeal. In support of this argument the appellant submitted information on three

¹ The Board finds the best evidence of the subject's basement is the property record card presented by the board of review which disclosed the subject has a basement with 1,732 square feet of finished basement area, which was unrefuted by the appellant, when given the opportunity, in written rebuttal.

comparable properties that are located within the same neighborhood code as the subject. The comparables are improved with 2-story dwellings of wood frame exterior construction ranging in size from 3,804 to 4,863 square feet of living area. The dwellings were built from 1994 to 1999. The appellant reported each comparable has a basement, 3.5 or 4.5 bathrooms, central air conditioning, one fireplace, and a garage ranging from 580 to 764 square feet of building area. The comparables have improvement assessments ranging from \$149,629 to \$185,043 or from \$37.35 to \$40.13 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$167,801 or \$38.05 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 \$205,366. The subject property has an improvement assessment of \$183,991 or \$41.72 per square foot of living area. As part of the submission, the board of review provided a copy of the 2020 tax year Final Administrative Decision issued by the Property Tax Appeal Board under Docket Number 20-05040 that sustained a total assessment of \$192,281 for the subject property.

In support of its contention of the correct assessment the board of review submitted information on three comparable properties that are located within the same neighborhood code as the subject. Board of review comparables #1 and #3 are the same properties as the appellant's comparables #1 and #3, respectively. The comparables are improved with 2-story dwellings of brick or wood siding exterior construction ranging in size from 3,692 to 4,863 square feet of living area. The dwellings were built from 1995 to 2000. Each comparable has a basement with two having finished area, 4.5 bathrooms, central air conditioning, one or two fireplaces, and a garage ranging in size from 580 to 1,199 square feet of building area. The comparables have improvement assessments ranging from \$152,645 to \$185,043 or from \$38.05 to \$46.11 per square foot of living area. Based on this evidence the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The taxpayer 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 four comparable properties for the Board's consideration, as two comparables are shared by the parties. The Board gives less weight to the board of review comparable #2 which is less similar to the subject in dwelling size than the other comparables in the record.

The Board finds the best evidence of market value to be the parties two common comparables and the appellant's comparable #2 which are overall more similar to the subject in location, age,

dwelling size, and most features, except two of the comparables lack a basement finish suggesting an upward adjustment would be appropriate to make them more equivalent to the subject that has a finished basement area. These three comparables have improvement assessments ranging from \$149,629 to \$185,043 or from \$37.35 and \$40.13 per square foot of living area. The subject's improvement assessment of \$183,991 or \$41.72 per square foot of living area falls within the range established by the best comparables in the record on an overall improvement assessment basis and above on a per-square-foot basis. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, including but not limited to older ages and/or lack of basement finish, 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: March 26, 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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