



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

APPELLANT: Richard Sarmento
DOCKET NO.: 22-01845.001-R-1
PARCEL NO.: 07-29-305-025

The parties of record before the Property Tax Appeal Board are Richard Sarmento, 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: \$16,930
IMPR.: \$51,480
TOTAL: \$68,410

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 tri-level¹ dwelling of wood siding exterior construction with 896 square feet of above ground living area. The dwelling was constructed in 1964. Features of the home include a lower level with finished area, central air conditioning and a 1,040 square foot garage. The property has an approximately 12,600 square foot site and is located in Grayslake, Warren Township, Lake County.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on 12 equity comparables that have the same assessment neighborhood code as the subject. The appellant

¹ The parties differ as to the description of the subject dwelling. The Board finds the best description of the subject dwelling is found in the subject's property record card provided by the board of review, which described the dwelling as a tri-level design.

reported the comparables are improved with 1-story dwellings of wood frame exterior construction ranging in size from 896 to 928 square feet of above ground living area. The dwellings were built from 1958 to 1969. Six comparables each have central air conditioning. One comparable has one fireplace. Each comparable has a garage ranging in size from 308 to 720 square feet of building area. The comparables have improvement assessments ranging from \$42,393 to \$45,459 or from \$45.68 to \$50.28 per square foot of above ground living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$43,801 or \$48.89 per square foot of above ground living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$68,410. The subject property has an improvement assessment of \$51,480 or \$57.46 per square foot of above ground living area.

In support of its contention of the correct assessment, the board of review submitted information on 3 equity comparables that have the same assessment neighborhood code as the subject. The comparables are improved with tri-level dwellings of wood siding exterior construction with either 1,056 or 1,100 square feet of above ground living area. The dwellings were built from 1970 to 1989. The comparables each have a lower level with finished area and a garage ranging in size from 480 to 555 square feet of building area. Two comparables each have central air conditioning. One comparable has one fireplace. The comparables have improvement assessments ranging from \$60,883 to \$63,275 or from \$57.52 to \$57.70 per square foot of above ground above ground 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 record contains a total of 15 suggested equity comparables for the Board's consideration. The Board finds all the comparables are relatively similar to the subject in location. Nevertheless, the Board gives diminished weight to the appellant's evidence which did not contain descriptive information about the design and foundation type of the comparable dwellings in order to allow the Property Tax Appeal Board to conduct a meaningful analysis of these comparables to the subject. The Board also gives less weight to board of review comparable #1 which is a substantially newer home than the subject and lacks central air conditioning, a feature of the subject.

The Board finds the best evidence of assessment equity to be board of review comparables #2 and #3 which are tri-level dwellings and have finished lower levels, like the subject, but the dwellings are somewhat larger in size when compared to the subject and have substantially

smaller garages than the subject. Nonetheless, the two board of review comparables have improvement assessments of \$60,883 and \$60,926 or of \$57.65 and \$57.70 per square foot of above ground above ground living area. The subject's improvement assessment of \$51,480 or \$57.46 per square foot of above ground living area falls below the two most similar comparables in this record. Based on this record and after considering adjustments to the two most similar comparables for differences when compared to the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and 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:

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

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