



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

APPELLANT: Tony Demonte
DOCKET NO.: 23-00776.001-R-1
PARCEL NO.: 07-30-207-022

The parties of record before the Property Tax Appeal Board are Tony Demonte, 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: \$7,954
IMPR.: \$75,289
TOTAL: \$83,243

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 2023 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 wood siding exterior construction with 1,382 square feet of living area. The dwelling was built in 1971 and is approximately 52 years old. Features of the home include a basement with finished area, central air conditioning, and 2 full bathrooms. The property has an approximately 5,750 square foot site and is located in Grayslake, Warren 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 that are located in the subject's neighborhood code and within 0.14 of a mile from the subject. Each comparable has a site with approximately 5,750 square feet of land area. The comparables are improved with 1-story dwellings of wood frame exterior construction with each having 1,152 square feet of living area. The homes are either 52 or 53 years old. The comparables each have an unfinished basement,

central air conditioning, and 1.5 bathrooms. Two comparables each have a garage with 528 square feet of building area. The properties sold from September 2021 to May 2022 for prices ranging from \$155,000 to \$225,000 or from \$134.55 to \$195.31 per square foot of living area, land included. The appellant provided a copy of a Multiple Listing Service sheet for comparable #2 which disclosed it was rehabbed in 2008. Based on this evidence, the appellant requested the subject's assessment be reduced to \$67,711 which reflects a market value of \$203,153 or \$147.00 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$83,243. The subject's assessment reflects a market value of \$249,754 or \$180.72 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.¹

In support of its contention of the correct assessment, the board of review submitted information on three comparable sales that are located in the subject's neighborhood code and within 0.31 of a mile from the subject. The comparables have sites with either 5,750 or 7,240 square feet of land area. The comparables are improved with 1-story dwellings of wood siding exterior construction ranging in size from 1,075 to 1,286 square feet of living area. The homes are from 30 to 95 years old. One comparable has an unfinished basement and two comparables were reported to have "NONE" for basement area. Two comparables each have central air conditioning and a garage with either 264 or 440 square feet of building area. The homes have from 1 to 2 full bathrooms. The properties sold from March 2022 to October 2023 for prices ranging from \$230,000 to \$280,000 or from \$213.95 to \$249.08 per square foot of living area, land included. 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 six comparable sales for the Board's consideration. The Board finds none of the parties' comparables to be truly similar to the subject as each comparable presents significant differences from the subject in age, dwelling size, foundation type, bathroom count, garage amenity, and/or other features. Nevertheless, the Board gives less weight to the appellant's comparables #1 and #3 which sold in 2021, less proximate in time to the appellant's January 1, 2023 assessment date at issue than the other comparables in this record. The four remaining

¹ Procedural rule Sec. 1910.50(c)(1) 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 Sec. 1910.50(c)(1). Prior to the drafting of this decision, the Department of Revenue has not published figures for tax year 2023.

comparables sold proximate to the subject's lien date and are significantly smaller homes than the subject, in addition to presenting other differences from the subject. These properties sold for prices ranging from \$184,000 to \$280,000 or from \$159.72 to \$249.08 per square foot of living area, land included. The subject's assessment reflects an estimated market value of \$249,754 or \$180.72 per square foot of living area, land included, which falls within the range established by the best comparable sales in this record. Therefore, based on this record and after considering the adjustments required for the differences in the comparables when compared to the subject, the Board finds the appellant did not prove by a preponderance of that the subject's estimated market value as reflected by its assessment should be reduced 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: _____

November 19, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Tony Demonte, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
40 Landover Parkway
Suite 3
Hawthorn Woods, IL 60047

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085