



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

APPELLANT: Timothy Castelli
DOCKET NO.: 23-02304.001-R-1
PARCEL NO.: 04-19-202-003

The parties of record before the Property Tax Appeal Board are Timothy Castelli, the appellant, by attorney Timothy C. Jacobs, of Kovitz Shifrin Nesbit in Mundelein; 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: \$14,880
IMPR.: \$138,728
TOTAL: \$153,608

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 2-story dwelling of wood siding exterior construction with 2,840 square feet of living area. The dwelling was built in 1998 and is approximately 25 years old. Features of the home include an unfinished basement, central air conditioning, two fireplaces, a 616 square foot attached garage, and a 624 square foot detached garage. The property has an approximately 55,321 square foot site and is located in Beach Park, Benton 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 that are located in the subject's assessment neighborhood and from 0.31 of a mile to 2.13 miles from the subject. The comparables have sites ranging in size from 32,670 to 248,550 square feet of land area. The comparables are improved with 2-story dwellings of wood exterior construction ranging in size

from 2,124 to 2,424 square feet of living area. The homes were built from 1977 to 1997. Each comparable has an unfinished basement and either one or two fireplaces. Three comparables each have central air conditioning and a garage that ranges in size from 484 to 576 square feet of building area. Comparable #2 also features a pole barn. The properties sold from January 2021 to October 2022 for prices ranging from \$275,000 to \$325,000 or from \$107.82 to \$138.18 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$117,623 which reflects a market value of \$352,904 or \$124.26 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 \$153,608. The subject's assessment reflects a market value of \$460,870 or \$162.28 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 located in the subject's assessment neighborhood and from 0.48 of a mile to 1.38 miles from the subject. The comparables have sites ranging in size from 24,634 to 143,748 square feet of land area. The comparables are improved with 2-story dwellings of brick or wood siding exterior construction ranging in size from 1,820 to 2,352 square feet of living area. The homes range from 22 to 44 years old. Each comparable has an unfinished basement, central air conditioning, either one or two fireplaces, and a garage that ranges in size from 552 to 900 square feet of building area. Comparables #1 and #3 feature pole barns and comparable #2 features a utility shed. The properties sold from January 2021 to August 2022 for prices of \$300,000 to \$432,000 or from \$161.45 to \$183.67 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 seven comparable sales for the Board's consideration. The comparables have varying degrees of similarity to the subject in location, lot size, age, dwelling size, and features/amenities. Nevertheless, the Board gives less weight to the appellant's comparables #1 and #2 as well as board of review comparable #3 which sold in 2021, less proximate in time to the subject's January 1, 2023 assessment date at issue than the other comparables in the record.

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.

The four remaining comparables in this record are each smaller homes than the subject as well as presenting other significant differences from the subject in lot size, age, and/or other features/amenities. The four properties sold proximate to the subject's lien date for prices ranging from \$127.89 to \$164.84 per square foot of living area, land included. The subject's assessment reflects an estimated market value of \$162.28 per square foot of living area, land included, which falls within the range of the four remaining sales on a price per square foot basis. Based on the evidence in this record and after considering the significant differences that the four remaining comparables present when compared to the subject, the Board finds the appellant did not prove by a preponderance of the evidence that the subject's estimated market value as reflected by its assessment is not supported 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:

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

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