



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

APPELLANT: Bruno Ranieri  
DOCKET NO.: 24-00797.001-R-1  
PARCEL NO.: 10-23-202-054

The parties of record before the Property Tax Appeal Board are Bruno Ranieri, the appellant, by attorney Andrew J. Rukavina, of The Tax Appeal Company 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:** \$27,424  
**IMPR.:** \$119,519  
**TOTAL:** \$146,943

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 2024 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 of vinyl siding exterior construction with 2,956 square feet of living area. The dwelling was constructed in 1998 and is 26 years old. Features of the home include a full basement, central air conditioning, a fireplace, and a 528 square foot garage. The property has a 12,200 square foot site and is located in Mundelein, Fremont 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 located in the subject's assessment neighborhood and within .21 of a mile of the subject. The comparables consist of two-story dwellings of vinyl siding exterior construction ranging in size from 2,360 to 3,576 square feet of living area. The homes were built from 1996 to 1998. Each dwelling has central air conditioning, a full basement with one having finished area, and a garage ranging in size from

528 to 824 square feet of building area. Two comparables each have a fireplace. The parcels range in size from 12,200 to 17,420 square feet of land area. The comparables sold from April 2022 to March 2024 for prices ranging from \$250,000 to \$505,000 or from \$105.93 to \$141.22 per square foot of living area, including land. Based on this evidence, the appellant requested a reduced assessment of \$137,204, for an estimated market value of \$411,653 or \$139.26 per square foot of living area, including land, 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 \$146,943. The subject's assessment reflects a market value of \$440,873 or \$149.15 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.<sup>1</sup>

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located in the subject's assessment neighborhood and within .38 of a mile of the subject. The comparables consist of two-story dwellings of vinyl siding exterior construction ranging in size from 2,613 to 2,849 square feet of living area. The dwellings are 26 to 28 years old. Each dwelling has central air conditioning, a full basement with two having finished area, and a garage ranging in size from 529 to 726 square feet of building area. Three comparables each have one or two fireplaces. The parcels range in size from 12,196 to 14,810 square feet of land area. The comparables sold from March to August 2023 for prices ranging from \$426,000 to \$545,500 or from \$158.67 to \$191.47 per square foot of living area, including land. The board of review also submitted a copy of the transfer declaration associated with the January 2025 sale of appellant comparable #2, and noted that this property resold less than one year from the sale reported by the appellant for a price of \$554,000. 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 parties submitted a total of eight comparable sales to support their respective positions before the Property Tax Appeal Board. The Board gives less weight to the appellant's comparables #1 and #4, which sold less proximate to the January 1, 2024 assessment date at issue in this appeal. The Board gives less weight to the appellant's comparable #2, which appears to be an outlier based on its much lower sale price in relation to the other sales in the

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<sup>1</sup> 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 §1910.50(c)(1). Prior to the drafting of this decision, the Department of Revenue has yet to publish figures for tax year 2024.

record. The Board also gives reduced weight to the appellant's comparables #3 and #4, which differ from the subject in dwelling size.

The Board finds the best evidence of market value to be the comparable sales submitted by the board of review, which sold proximate to the assessment date at issue and are similar to the subject in age, location, dwelling size, and most features. These most similar comparables sold for prices ranging from \$426,000 to \$545,500 or from \$158.67 to \$191.47 per square foot of living area, including land. The subject's assessment reflects a market value of \$440,873 or \$149.15 per square foot of living area, including land, which is within the range established by the best comparable sales in this record overall and below the range on a per-square-foot basis. Based on this evidence and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds 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: \_\_\_\_\_

December 23, 2025



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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