FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Joseph Franzese
DOCKET NO.: 24-02129.001-R-1
PARCEL NO.: 13-10-401-003

The parties of record before the Property Tax Appeal Board are Joseph Franzese, 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:	$42,282
IMPR.:	$185,376
TOTAL:	$227,658

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 frame exterior construction with 3,273 square feet of living area. The dwelling was constructed in 1989. Features of the home include a basement with finished area, central air conditioning, two fireplaces, and a 768 square foot garage. The property has a 38,035 square foot site and is located in Lake Barrington, Cuba Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on five comparable sales located within the subject's assessment neighborhood and from .67 of a mile to 1.77 miles from the subject. The comparables consist of two-story dwellings of brick or frame and brick exterior construction ranging in size from 3,397 to 4,286 square feet of living area. The homes were bult from 1987 to 1997. Each dwelling has central air conditioning, one or two fireplaces, a basement with four having finished area, and a

garage ranging in size from 748 to 984 square feet of building area. The parcels range in size from 40,304 to 42,566 square feet of land area. The comparables sold from February 2022 to April 2024 for prices ranging from $657,500 to $850,000 or from $173.39 to $199.26 per square foot of living area, including land. The appellant also disclosed that the subject property sold in April 2022 for a price of $725,000. Based on this evidence, the appellant requested a reduced assessment of $196,677, for an estimated market value of $590,090 or $180.29 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 $227,658. The subject's assessment reflects a market value of $683,042 or $208.69 per square foot of living area, land included, when using 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 located within the subject's assessment neighborhood and from .16 of a mile to 1.7 miles from the subject. The comparables consist of two-story dwellings of frame or brick and frame exterior construction ranging in size from 3,264 to 3,941 square feet of living area. The dwellings were built from 1988 to 1993. Each dwelling has central air conditioning, one or two fireplaces, a basement with finished area, and a garage ranging in size from 716 to 807 square feet of building area. The parcels range in size from 36,948 to 44,312 square feet of land area. The comparables sold from November 2022 to July 2024 for prices ranging from $750,000 to $880,000 or from $221.13 to $229.78 per square foot of living area, including land. The board of review also submitted a memorandum in which it noted that the subject sold in April 2022 for a price of $725,000, and included a copy of the listing sheet associated with the sale. Based on this evidence, the board of review requested an increase in the subject's assessment reflective of the sale price.

In rebuttal, the appellant argued that the subject's recent sale was too remote and should not be considered.

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, #2, #4, and #5, as well as the board of review's comparables #1 and #2, which

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

differ from the subject in dwelling size or sold less proximate to the January 1, 2024 assessment date at issue.

The Board finds the parties' remaining comparables are similar to the subject in age, dwelling size, and features. These comparables sold for prices of $657,500 and $810,000 or for $180.29 and $221.13 per square foot of living area, including land. The subject's assessment reflects a market value of $683,042 or $208.69 per square foot of living area, including land, which is bracketed by the two best comparable sales in this record. Based on this evidence and after considering adjustments to the best comparables for differences from the subject, the Board finds a reduction in the subject's assessment is not justified.

As to the board of review's request for an increase in the subject's assessment, the Board gave little weight to the subject's April 2022 sale, which occurred 21 months prior to the assessment date at issue in this appeal. The Board therefore finds an increase in the subject's assessment is not warranted on this record.

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:

C E R T I F I C A T I O N

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: February 17, 2026

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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