



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

APPELLANT: Angelo Ventrone
DOCKET NO.: 21-01276.001-R-1
PARCEL NO.: 14-05-101-010

The parties of record before the Property Tax Appeal Board are Angelo Ventrone, the appellant, by attorney Gregory Riggs of Tax Appeals Lake County in Lake Zurich; 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: \$33,799
IMPR.: \$249,846
TOTAL: \$283,645

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 2021 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 wood siding exterior construction with 4,572 square feet of living area. The dwelling was constructed in 2015. Features of the home include a basement, central air conditioning, a fireplace and a 780 square foot garage. The property has a 40,049¹ square foot site and is located in Hawthorn Woods, Ela 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 from .16 of a mile to 1.19 miles from the subject property, two of which have the same assessment neighborhood code as the subject. The comparables have sites that range in size from 14,885 to 79,430 square feet

¹ The parties differ as to the size of the subject site. The Board finds the best evidence of the subject's site size is found in the property record card provided by the board of review.

of land area. The comparables are improved with two-story dwellings of brick or frame exterior construction ranging in size from 4,314 to 4,892 square feet of living area. The dwellings were built from 2003 to 2018. Each comparable has a basement, central air conditioning, one or two fireplaces and a garage ranging in size from 728 to 1,316 square feet of building area. Comparable #1 has an inground swimming pool. The comparables sold from May 2018 to April 2021 for prices ranging from \$712,000 to \$945,000 or from \$159.32 to \$193.17 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$283,645. The subject's assessment reflects a market value of \$853,068 or \$186.59 per square foot of living area, land included, when using the 2021 three-year average median level of assessment for Lake County of 33.25% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment, the board of review submitted information on five comparable sales that are located from .03 of a mile to 1.09 miles from the subject property, four of which have the same assessment neighborhood code as the subject. The comparables have site sizes ranging from 40,160 to 81,780 square feet of land area. The comparables are improved with two-story dwellings of brick, wood siding or brick and wood siding exterior construction ranging in size from 3,842 to 4574 square feet of living area. The dwellings were built from 2008 to 2015. Each comparable has a basement, central air conditioning, one to three fireplaces and a garage ranging in size from 695 to 1,035 square feet of building area. Comparable #3 has an inground swimming pool. The comparables sold from April 2019 to October 2021 for prices ranging from \$765,000 to \$949,900 or from \$192.39 to \$234.25 per square foot of living area, including land. 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 nine suggested comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparables #1 and #2, as well as the board of review's comparables #2 and #4 due to their sale dates occurring in 2018 or 2018, less proximate in time to the assessment date at issue than the other sales in the record and/or they have less similar site sizes when compared to the subject. The Board has also given less weight to the appellant's comparables #3 and #4, along with board of review comparable #4 due to their older dwelling ages when compared to the subject and/or their distant locations from the subject being more than one mile away.

The Board finds the best evidence of market value to be board of review comparables #1 and #3, which sold proximate in time to the assessment date at issue and are overall more similar to the subject in location, site size, dwelling size, design, age and some features. These two comparables sold in May and August 2021 for prices of \$900,000 and \$949,900 or for \$234.25 and \$223.93 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$853,068 or \$186.59 per square foot of living area, including land, which falls well below the two best comparable sales in the record. Based on this record, the Board finds no reduction in the subject's assessment is 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:

September 19, 2023



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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