



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

APPELLANT: R. Sundaramurthi & B. Pattabiraman  
DOCKET NO.: 14-01543.001-R-1  
PARCEL NO.: 15-28-412-064

The parties of record before the Property Tax Appeal Board are R. Sundaramurthi & B. Pattabiraman, the appellants, by attorney David C. Dunkin, of Arnstein & Lehr, LLP in Chicago; 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:** \$14,856  
**IMPR.:** \$38,921  
**TOTAL:** \$53,777

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 2014 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 townhome of frame exterior construction with 1,174 square feet of living area. The dwelling was constructed in 1988. Features of the home include a concrete slab foundation, central air conditioning and a 209 square foot garage. The property is located in Buffalo Grove, Vernon Township, Lake County.

The appellant appeared before the Property Tax Appeal Board through counsel contending overvaluation as the basis of the appeal. In support of this argument the appellant submitted evidence disclosing the subject property was purchased on August 2012 for a price of \$130,000. The appellant completed Section IV - Recent Sale Data of the appeal disclosing the parties to the transaction were not related, the property was sold using a Realtor, the property had been advertised on the open market with the Multiple Listing Service and it had been on the market for 54 days. In further support of the transaction the appellant submitted a copy of the PTAX-

203 Illinois Real Estate Transfer Declaration and a copy of the real estate listing from ColdwellBankerOnline.com.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$53,777. The subject's assessment reflects a market value of \$161,396 or \$137.47 per square foot of living area, land included, when using the 2014 three-year average median level of assessment for Lake County of 33.32% as determined by the Illinois Department of Revenue.

In support of the subject's assessment, the board of review prepared a grid analysis of four comparable sales located within .17 of a mile of the subject. The comparables consist of two-story townhomes of frame construction.<sup>1</sup> The townhomes were built in 1986 and 1987. Each of the comparables has 1,174 square feet of living area. The comparables have concrete slab foundations, central air conditioning and a 209 square foot garage. One comparable has a fireplace. These properties sold between May 2013 and November 2014 for prices ranging from \$160,000 to \$166,950 or from \$136.29 to \$142.21 per square foot of living area, including land. Comparable #2 resold in January 2015 for \$175,000 or \$149.06 per square foot of living area, including land.

### **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 Board finds the best evidence of market value in the record to be the four comparable sales submitted by the board of review. These comparables were identical to the subject in dwelling size, foundation, style and garage size. The properties were also similar to the subject in location and features. These properties sold proximate in time to the assessment date at issue for prices ranging from \$160,000 to \$166,950 or from \$136.29 to \$142.21 per square foot of living area, including land. The subject's assessment reflects a market value of \$161,396 or \$137.47 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. The Board gave little weight to the board of review comparable #2 resale due to the fact that the sale happened 12 months after the assessment date at issue. The Board gave little weight to the subject's sale due to the fact the sale did not occur proximate in time to the assessment date at issue. Based on this record the Board finds the subject's assessment is reflective of market value and a reduction in the subject's assessment is not justified.

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<sup>1</sup> The board of review's grid analysis depicts the story height for the subject and comparables is three-story. The property record cards and photographs show they are two-story. The Board finds the subject and board of review comparables are two-story.

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.



Chairman



Member



Member



Acting Member



Acting 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: \_\_\_\_\_

May 19, 2017



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 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 the subsequent year 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.

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.