



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

APPELLANT: Kannan Sundaram
DOCKET NO.: 14-01860.001-R-1
PARCEL NO.: 03-25-212-012

The parties of record before the Property Tax Appeal Board are Kannan Sundaram, the appellant, by attorney Herbert Holzman 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: \$11,460
IMPR.: \$49,573
TOTAL: \$61,033

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 dwelling of wood siding exterior construction that has 2,940 square feet of living area. The dwelling was built in 2006. Features include a finished basement¹, central air conditioning and a 420 square foot attached garage. The dwelling is situated on a 7,814 square foot site. The subject property is located in Newport Township, Lake County, Illinois.

The appellant argued the subject property was overvalued. In support of this claim, the appellant submitted information for six comparable sales located from .08 to .17 of a mile from the subject property. The comparables consist of two-story dwellings of wood siding exterior construction

¹ The appellant described the subject's basement as having an unfinished basement, however, Multiple Listing Service sheets submitted by the board of review described the subject dwelling as having a full finished basement.

that were built from 2005 to 2007. Features had varying degrees of similarity when compared to the subject. The dwellings range in size from 2,831 to 3,086 square feet of living area and have sites that range in size from 7,806 to 13,665 square feet of land area. The comparables sold from May 2013 to May 2014 for prices ranging from \$127,399 to \$200,000 or from \$41.50 to \$64.81 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 subject's final assessment of \$61,033. The subject's assessment reflects an estimated market value of \$183,172 or \$62.30 per square foot of living area including land when applying Lake County's 2014 three-year average median level of assessments of 33.32%.

In support of the subject's assessment, the board of review submitted a letter addressing the appeal and information on four comparable sales located from .17 to .85 of a mile from the subject property. One comparable was also used by the appellant. The comparables consist two-story dwellings of wood siding exterior construction that were built in 2003 or 2005. Features had varying degrees of similarity when compared to the subject. The dwellings range in size from 2,846 to 3,086 square feet of living area and have sites that range in size from 7,820 to 11,050 square feet of land area. The comparables sold from June 2013 to May 2014 for prices ranging from \$191,000 to \$250,000 or from \$64.81 to \$87.84 per square foot of living area including land.

With respect to the evidence submitted by the appellant, the board of review argued comparables #1 and #3 were short sales, which are not typical for the local market; comparables #2, #5 and #6 were REO sales; and comparable #4 was a sheriff's sale purchased by an investor. Comparable #5 resold in in April 2015 for \$182,500. The board of review also submitted evidence showing the subject property was listed for sale in December 2014 for \$224,900. 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 no reduction in the subject's assessment is warranted.

The record contains nine comparable sales for the Board's consideration. The Board gave less weight to comparables #4 and #5 submitted by the appellant due to their lack of a basement, inferior when compared to the subject. The Board finds the remaining seven comparable sales are more similar when compared to the subject in location, land area, design, age, dwelling size and features. These comparables sold from May 2013 to May 2014 for prices ranging from \$155,600 to \$250,000 or from \$52.93 to \$87.84 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$183,172 or \$62.30 per square foot of living area including land, which falls within the range established by the most similar comparable sales contained in this record. After considering adjustments to the comparables for

any differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. Finally, the Board finds the subject property was listed for sale in December 2014 for \$224,900, considerably more than its assessed valuation, which further undermines the appellant's overvaluation claim. Based on this record, the Board finds no reduction in the subject's assessment is warranted.

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



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:

October 21, 2016



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.