



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

APPELLANT: Kulbir Bagri  
DOCKET NO.: 15-01725.001-R-1  
PARCEL NO.: 13-24-403-006

The parties of record before the Property Tax Appeal Board are Kulbir Bagri, the appellant; and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **A Reduction** 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:** \$ 57,446  
**IMPR.:** \$224,980  
**TOTAL:** \$282,426

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 2015 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 stone exterior construction that has 4,496 square feet of living area. The dwelling was built in 2001. Features include a full basement that is partially finished, central air conditioning and a 773 square foot garage. The dwelling is situated on a 92,796 square foot site. The subject property is located in Cuba Township, Lake County, Illinois.

The appellant contends assessment inequity as the basis of the appeal. The subject's land assessment was not contested. In support of the inequity claim, the appellant submitted three assessment comparables located from .05 to .09 of a mile from the subject. The comparables consist of two-story dwellings of brick, brick and frame or brick and stone exterior construction that were 15 years old. Features had varying degrees of similarity when compared to the subject. The dwellings range in size from 4,167 to 5,224 square feet of living area. The comparables have improvement assessments ranging from \$207,786 to \$248,635 or from \$47.59 to \$50.22 per

square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's final assessment of \$338,446. The subject property has an improvement assessment of \$281,000 or \$62.50 per square foot of living area.

In support of its assessment, the board of review submitted information on four assessment comparables located from .52 to 1.44 miles from the subject. The comparables consist of two-story dwellings of brick or frame exterior construction that were built from 2000 to 2008. Features had varying degrees of similarity when compared to the subject. The dwellings range in size from 4,113 to 4,866 square feet of living area. The comparables have improvement assessments ranging from \$230,555 to \$330,755 or from \$54.76 to \$74.28 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Under rebuttal, the appellant argued the comparables submitted by the board of review are located over one-half of a mile from the subject property. The appellant argued the comparables he submitted are located in close proximity along the subject's street or a neighboring subdivision approximately .08 of a mile from the subject.

### **Conclusion of Law**

The taxpayer argued assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant met this burden of proof.

The parties presented seven assessment comparables for the Board's consideration. The Board gave less weight to the comparables submitted by the board of review due to their distant location in relation to the subject. The Board gave less weight to comparable #2 submitted by the appellant due to its larger dwelling size and location in a different subdivision than the subject. The Board finds comparables #1 and #3 submitted by the appellant are most similar when compared to the subject in location, design, age, dwelling size and features. These comparables have improvement assessments of \$207,786 and \$248,635 or \$47.59 and \$50.22 per square foot of living area. The subject property has an improvement assessment of \$281,000 or \$62.50 per square foot of living area, which is greater than the two most similar assessment comparables contained in this record. After considering any necessary adjustments to the comparables for differences to the subject, the Board finds the subject's improvement assessment is excessive and a reduction in 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: January 27, 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.