



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

APPELLANT: Dinesh Kochar
DOCKET NO.: 15-02653.001-R-1
PARCEL NO.: 08-20-113-011

The parties of record before the Property Tax Appeal Board are Dinesh Kochar, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Lake Forest; 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: \$5,276
IMPR.: \$16,933
TOTAL: \$22,209

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 1-story dwelling of brick construction with 1,056 square feet of living area. The dwelling was constructed in 1950. Features of the home include a full unfinished basement, a fireplace and a 320 square foot garage. The property has a 6,750 square foot site and is located in Waukegan, Waukegan Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales. These comparables are described as 1-story dwellings of brick construction built between 1946 and 1963. They range in size from 1,092 to 1,106 square feet of living area. They feature full, unfinished basements. One has central air conditioning and two have garages. They are located a distance of .09 to .46 of a mile from the subject. These comparables sold between February and December 2014 for prices ranging from \$45,000 to \$68,000 or from \$41.13 to \$62.27 per square foot of living area land

included. The appellant requested the total assessment be reduced to \$19,710 or a market value of approximately \$59,130 or \$55.99 per square foot of living area including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$22,209. The subject's assessment reflects a market value of \$66,935 or \$63.39 per square foot of living area, land included, when using the 2015 three-year average median level of assessment for Lake County of 33.18% 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. They are described as 1-story dwellings of frame or masonry construction built between 1944 and 1957. They range in size from 926 to 1,200 square feet of living area. They feature full, unfinished basements, central air conditioning and garages. They are located a distance of .16 to .40 of a mile from the subject. These comparables sold between September 2013 and April 2015 for prices ranging from \$70,000 to \$110,000 or from \$75.59 to \$97.34 per square foot of living area land included. The board of review also reported the subject sold twice in 2015. Once in June as a court ordered sheriff's sale for \$45,000 or \$42.61 per square foot of living area including land, and again in September 2015 via the MLS for \$66,000 or \$62.50 per square foot of living area including land.

Based on this evidence and argument, 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 Board gave less weight to the board of review comparable #4 based on its dated sale in September 2013. The Board finds the best evidence of market value in the record are the appellant's three comparables and board of review comparables #1, #2, #3 and #5. These comparables were most similar to the subject in location, site size, dwelling size, style, age, and most features, and sold proximate in time to the subject's assessment date of January 1, 2015. These comparables sold for prices ranging from \$45,000 to \$110,000 or from \$41.13 to \$97.34 per square foot of living area, including land. The subject's assessment reflects a market value of \$66,935 or \$63.39 per square foot of living area, including land, which is within the range established by the best comparable sale in this record. The subject's assessment is also supported by its September 2015 sale for \$66,000. Based on this evidence the Board finds a reduction in the subject's assessment is not 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.



Chairman



Member



Acting 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: July 21, 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.