



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

APPELLANT: Vipul Patel
DOCKET NO.: 15-02744.001-R-1
PARCEL NO.: 06-08-201-013

The parties of record before the Property Tax Appeal Board are Vipul Patel, 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: \$14,707
IMPR.: \$66,635
TOTAL: \$81,342

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 part 1-story and part 2-story dwelling of frame construction with 2,788 square feet of living area. The dwelling was constructed in 1999. Features of the dwelling include an unfinished basement, central air conditioning, a fireplace and a 630 square foot garage. The property has a 12,197 square foot site and is located in Lake Villa, Lake Villa Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on six comparable sales. These comparables are described as part 1-story and part 2-story or 2-story dwellings of frame construction built between 2001 and 2006. They range in size from 2,687 to 3,190 square feet of living area. They feature unfinished basements, central air conditioning, fireplaces and garages that range in size from 400 to 706 square feet of building area. They are located a distance of .17 to .50 of a mile from the subject.

These comparables sold between June 2013 and January 2015 for prices ranging from \$187,000 to \$278,500 or from \$65.85 to \$88.58 per square foot of living area land included. The appellant requested the total assessment be reduced to \$72,481 or a market value of approximately \$217,465 or \$78.00 per square foot of living area including land at the statutory level of assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$81,342. The subject's assessment reflects a market value of \$245,154 or \$87.93 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 four comparable sales. They are described as 2-story dwellings of frame construction built from 1999 to 2006. They range in size from 2,480 to 3,190 square feet of living area. The comparables feature basements, one with finished area, central air conditioning, fireplaces and garages that range in size from 592 to 706 square feet of building area. They are located a distance of .24 to .37 of a mile from the subject. These comparables sold between March and August 2014 for prices ranging from \$277,500 to \$280,000 or from \$86.99 to \$112.10 per square foot of living area land included. The board of review also claims the subject is currently offered for sale with an asking price of \$259,900 or \$93.22 per square foot of living area including land, and submitted an MLS Listing Sheet to support the claim.

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.

Both parties submitted ten comparables for the Board's consideration. The Board gave less weight to the appellant's comparables #1 and #3 based on their somewhat dated sales. The Board also gave less weight to board of review comparable #1 based on its partially finished basement as compared to the subject's unfinished basement. The Board finds the best evidence of market value in the record to be appellant's comparables #2, #4, #5 and #6 and board of review comparables #2, #3 and #4. These comparables were most similar to the subject in location, site size, exterior construction, dwelling size, age, style, and most features. They sold from March 2014 to January 2015 for prices ranging from \$194,000 to \$280,000 or from \$69.21 to \$92.11 per square foot of living area, including land. The subject's assessment reflects a market value of \$245,154 or \$87.93 per square foot of living area, including land which is within the range established by the best comparable sales in this record on a total market value basis as well as a per square foot basis. The subject's assessment is also supported by the June 2016

Docket No: 15-02744.001-R-1

MLS Listing Sheet in which the subject is offered for sale for \$259,900. Based on this evidence the Board finds a reduction in the subject's assessment based on overvaluation 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: August 18, 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.