



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

APPELLANT: Salil Bhatnagar
DOCKET NO.: 16-03226.001-R-1
PARCEL NO.: 14-22-403-030

The parties of record before the Property Tax Appeal Board are Salil Bhatnagar, 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: \$82,837
IMPR.: \$316,123
TOTAL: \$398,960

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 2016 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 brick exterior construction with 5,491 square feet of living area. The dwelling was constructed in 2011. Features of the home include a full basement, central air conditioning, three fireplaces and a 923 square foot garage. The property has a 34,364 square foot site and is located in Kildeer, Ela Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales, one of which was utilized by the board of review, located from .07 to .16 of a mile from the subject property. The comparables consist of two-story dwellings of brick exterior construction ranging in size from 5,476 to 6,012 square feet of living area. The dwellings were constructed in 2006 or 2007. Each comparable has a basement, two of which have finished area. Each comparable has central air conditioning, two to four fireplaces, one comparable has an in-ground pool and each comparable has a garage

ranging in size from 950 to 1,032 square feet of building area. The comparables have sites ranging in size from 33,659 to 39,391 square feet of land area. The comparables sold from September 2015 to January 2016 for prices of \$1,150,000 or \$1,220,000 or from \$191.28 to \$222.79 per square foot of living area, including land. Based on this evidence the appellant requested an assessment reduction to \$362,370, reflecting a market value of \$1,092,793 or \$199.02 per square foot of living area, based on the 2016 three-year average median level of assessment for Lake County.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$398,960. The subject's assessment reflects a market value of \$1,203,136 or \$219.11 per square foot of living area, land included, when using the 2016 three-year average median level of assessment for Lake County of 33.16% 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, one of which was utilized by the appellant, located from .043 to .107 of a mile from the subject property. The comparables were improved with two-story dwellings of brick or frame exterior construction that range in size from 4,770 to 5,476 square feet of living area. The dwellings were constructed from 2007 to 2014. Each comparable has a full or partial basement, one of which has finished area. Each comparable has central air conditioning, two or four fireplaces, and each comparable has a garage ranging in size from 740 to 1,039 square feet of building area. The comparables have sites ranging in size from 32,997 to 39,391 square feet of land area. These properties sold from July 2014 to September 2016 for \$1,100,000 to \$1,480,410 or from \$222.79 to \$271.83 per square foot of living area, including land. 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 a reduction in the subject's assessment is not warranted.

The parties submitted seven comparable sales for the Board's consideration. One comparable was utilized by both parties. The Board gave less weight to appellant's comparable #2, due to its in-ground pool and board of review comparables #1 and #2 with dated sales in July and September 2014 that are less indicative of the subject's market value as of the January 1, 2016 assessment date.

The Board finds the best evidence of market value to be the appellant's comparable #1, appellants comparable #3/board of review comparable #3 and board of review comparable #4. These comparables are most similar in location, dwelling size, design, age and features. These comparables sold for prices ranging from \$1,100,000 to \$1,220,000 or from \$191.28 to \$228.98 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,203,136 or \$219.11 per square foot of living area, including land, which is within the range

established by the most similar comparable sales in this record. Based on this evidence the Board finds no reduction in the subject's assessment is 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. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Member



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: February 13, 2019



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 or years of the same general assessment period, as provided in Sections 9-125 through 9-225, 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 such subsequent year or years 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 OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

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.

PARTIES OF RECORD

AGENCY

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