



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

APPELLANT: Navalchandra Surve
DOCKET NO.: 16-03265.001-R-1
PARCEL NO.: 13-35-105-001

The parties of record before the Property Tax Appeal Board are Navalchandra Surve, 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: \$19,590
IMPR.: \$134,993
TOTAL: \$154,583

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 frame exterior construction with 3,016 square feet of living area.¹ The dwelling was constructed in 1990. Features of the home include a partial basement with finished area, central air conditioning, a fireplace and a 476 square foot attached garage. The property has a 21,538 square foot site and is located in Barrington, Cuba Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal and a comparable property grid with three of the same sales utilized by the appraiser. The appraisal had an estimated market value of \$435,000 as of August 11, 2015. The appraisal was prepared by William Paul, a State of Illinois certified residential

¹ The parties differ slightly as to the size of the subject's dwelling. The Board finds the difference in size will not impact the Board's decision for this appeal.

real estate appraiser. The property rights appraised were fee simple and the appraisal was performed in connection with a refinance transaction. In estimating the market value of the subject property, the appraiser developed the sales comparison approach to value.

Under the sales comparison approach to value the appraiser utilized four comparable sales and two active listings to estimate the subject's market value. They are located from .48 of a mile to 1.28 miles from the subject property. The parcels range in size from 11,905 to 29,939 square feet of land area and have been improved with 1.5-story, 2-story or split-level dwellings that were 26 to 43 years old. The homes range in size from 2,410 to 3,376 square feet of living area and feature full or partial basements with finished areas. Each comparable has central air conditioning, one or two fireplaces and a two or three-car garage. Four of the comparables sold for prices ranging from \$435,000 to \$535,000 or from \$137.88 to \$221.99 per square foot of living area, including land. Comparable # 5 is listed for \$495,000 or \$146.62 per square foot of living area, including land and comparable #6 is listed for \$499,000 or \$158.26 per square foot of living area, including land. The appraiser made adjustments for time, differences in land area, view, room count, gross living area, condition, basements, garages and/or other amenities. After making adjustments to the comparables for differences from the subject the appraiser estimated the comparables had adjusted prices ranging from \$414,300 to \$491,400. Based on this data the appraiser estimated the subject had an estimated market value of \$435,000 as of August 11, 2015. 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 total assessment for the subject of \$154,583. The subject's assessment reflects a market value of \$466,173 or \$154.57 per square foot of living area, land included, the 2016 three-year average median level of assessment for Lake County of 33.16% as determined by the Illinois Department of Revenue.

The board of review submitted correspondence in regards to the appellant's evidence asserting that the appraisal comparables #1, #2, #5 and #6 are located in the Chippendale/Steeplechase area, a Planned Unit Development (herein after PUD) that is 1.20 miles from the subject property. The board of review also submitted a location map of the appraisal comparables noting a discrepancy in distance for comparable #2 from the subject property. Furthermore, the board of review noted that comparable listing #6 sold subsequent to the effective date of the appraisal in May 2016 for \$475,000 or \$237.14 per square foot, including land.

In support of its contention of the correct assessment of the subject property the board of review provided information on three comparable sales located from .717 to .884 of a mile from the subject property. The board of review comparables #2 and #3 are the same properties as appellant's comparables #4 and #3, respectively. The comparables are improved with 1.75-story or 2-story dwellings ranging in size from 2,116 to 3,275 square feet of living area. The dwellings were constructed in 1963 or 1978. Each comparable has a basement with finished area, central air conditioning, one or two fireplaces and a garage ranging in size from 506 to 666 square feet of building area. The comparables have sites ranging in size from 20,401 to 29,939 square feet of land area. The comparables sold from April 2015 to November 2015 for prices of \$455,000 and \$535,000 or from \$138.93 to \$246.32 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 Board finds the appellant's appraisal is unpersuasive and not a credible indicator of value. The Board finds the appellant's appraisal utilized four suggested comparable properties located in a PUD, unlike the subject property. Furthermore, comparables #4 and #6 are dissimilar in design when compared to the subject. In addition, comparables #1, #5 and #6 are located over 1 mile from the subject property. These factors undermine the appraiser's final opinion of value. Therefore, the Board gives less weight to the conclusion of value contained in the appellant's appraisal.

The Board finds the best evidence indicators of market value to be the comparable sales submitted by the board of review comparables, which includes two of the sales utilized by the appellant's appraisal. These comparables were located closer in proximity, similar in design, exterior construction and some features. However, each of these comparables were inferior to the subject in age, two comparables were somewhat smaller in dwelling size but three comparables have finished basements when compared to the subject. They sold from April 2015 to November 2015 for prices of \$455,000 and \$535,000 or from \$138.93 to \$246.32 per square foot of living area including land. The subject's assessment reflects a market value of \$466,173 or \$154.57 per square foot of living area, land included. After considering adjustments to these more similar comparables, for age, dwelling size and features the Board finds the subject's estimated market value as reflected by its assessment is supported. Therefore, no reduction in 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. 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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