



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

APPELLANT: Ashraf Malik
DOCKET NO.: 16-03629.001-R-1
PARCEL NO.: 13-02-319-001

The parties of record before the Property Tax Appeal Board are Ashraf Malik, 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 **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: \$56,971
IMPR.: \$143,191
TOTAL: \$200,162

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 one-story dwelling of wood siding and stone exterior construction with 2,973 square feet of living area. The dwelling was constructed in 1967 with an effective age of 1989 due to remodeling that included an addition in 2001. Features of the home include a walk-out style basement with finished area, central air conditioning, two fireplaces and an 825 square foot garage. The property has a 32,925 square foot site and is located in Tower Lakes, Cuba 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 located between .57 of a mile and 1.05 miles from the subject property. The comparables were described as one-story dwellings of wood siding exterior construction ranging in size from 3,168 to 3,380 square feet of living area. The effective ages and construction dates of the dwellings are between 1984 and 2008. The

comparables each have a basement with two having finished areas. In addition, each comparable has central air conditioning, one or two fireplaces and a garage ranging in size from 840 to 1,020 square feet of building area. The comparables have sites ranging in size from 40,206 to 128,147 square feet of land area. The comparables sold from August 2014 to January 2016 for prices ranging from \$500,000 to \$650,000 or from \$147.93 to \$205.18 per square foot of living area, including land. 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 \$222,344. The subject's assessment reflects a market value of \$670,519 or \$225.54 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 three comparable sales located between .07 of a mile and 1.93 miles from the subject property. The comparables consist of one-story dwellings of brick or wood siding exterior construction ranging in size from 1,903 to 2,663 square feet of living area. The dwellings were constructed between 1955 and 1961 with effective ages ranging from 1955 to 1964. The comparables each have a finished basement, central air conditioning, two fireplaces and a garage ranging in size from 400 to 625 square feet of building area. The comparables have sites ranging in size from 19,221 to 74,697 square feet of land area. The comparables sold from June 2015 to May 2016 for prices ranging from \$460,000 to \$545,000 or from \$204.66 to \$241.72 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted six suggested comparable sales for the Board's consideration. The Board finds that neither party submitted comparables that were particularly similar to the subject due to differences in location, land area, dwelling size and effective ages. The Board gave less weight to the appellant's comparable #2 due to its dissimilar dwelling age when compared to the subject. The Board also gave less weight to the comparables submitted by the board of review due to their older effective ages, smaller dwelling sizes and/or less proximate locations to the subject.

The Board finds on this limited record the best evidence of market value to be the appellant's comparables #1 and #3. These two comparables are somewhat similar to the subject in location, dwelling size, design, effective age and features. These comparables sold in August 2014 and January 2016 for prices of \$500,000 and \$550,000 or \$147.93 and \$168.40 per square foot of living area, including land. The subject's assessment reflects a market value of \$670,519 or

\$225.54 per square foot of living area, including land, which is greater than the best comparable sales in the record. Therefore, after considering adjustment to the comparables for differences when compared to the subject, the Board finds a reduction in the assessed value of the subject property is warranted commensurate with the appellant's request.

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: September 17, 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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