



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

APPELLANT: Mirza Baig
DOCKET NO.: 16-03753.001-R-1
PARCEL NO.: 09-11-108-002

The parties of record before the Property Tax Appeal Board are Mirza Baig, 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: \$22,017
IMPR.: \$74,643
TOTAL: \$96,660

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 containing 3,244 square feet of living area. The dwelling was constructed in 2012. Features of the home include vinyl siding, an unfinished basement, central air conditioning, and an attached two-car garage with 460 square feet of building area. The property has an 8,141 square foot site and is located in Volo, Wauconda 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 improved with two-story dwellings with vinyl siding that range in size from 2,854 to 3,232 square feet of living area. The homes were built in 2014 and 2015. One comparable has an unfinished basement, each comparable has central air conditioning, and each property has an attached two-car garage ranging in size from 418 to 506 feet of building area. These properties are located in the subject's neighborhood and

have sites ranging in size from 6,382 to 7,667 square feet of land area. The sales occurred from January 2015 to October 2015 for prices ranging from \$218,000 to \$290,000 or from \$76.38 to \$89.73 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$94,066.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$98,099. The subject's assessment reflects a market value of \$295,835 or \$91.19 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 improved with two-story dwellings with vinyl siding exteriors ranging in size from 2,818 to 3,232 square feet of living area. The dwellings were built from 2009 to 2015. Each home has a basement with one being partially finished, central air conditioning and a two-car or three-car attached garage ranging in size from 460 to 816 square feet of building area. The comparables are located in the same neighborhood as the subject property with sites ranging in size from 6,791 to 8,682 square feet of land area. The sales occurred from May 2014 to May 2015 for prices ranging from \$264,990 to \$325,000 or from \$89.73 to \$115.33 per square foot of living area, including land. Board of review sale #3 is the same comparable as appellant's sale #3. Based on this evidence the board of review requested the assessment be sustained.

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 evidence in the record supports a reduction in the assessment.

The record contains six sales submitted by the parties to support their respective positions with one sale be common to both parties. The comparables were similar to the subject in location, age and style. Appellant's comparables #1 and #2 are inferior to the subject property with slab foundations while the subject property has an unfinished basement. These two sales establish the low end of the price range and would require upward adjustments for the inferior foundations to make them equivalent to the subject property. Board of review comparable #2 has a finished basement, which is superior to the subject's unfinished basement, requiring a downward adjustment. This comparable sets the upper end of the price range. Board of review sale #4 has a larger garage than the subject property, which is a superior feature requiring a downward adjustment to make the property equivalent to the subject property. The Board also finds that board of review sales #1, #2 and #3 sold in 2014, which may require adjustment to the prices for time. In all, the comparables sold for prices ranging from \$218,000 to \$325,000 or from \$76.38 to \$115.33 per square foot of living area, including land. The comparable most like the subject property was the common comparable submitted by the parties that sold for a price of \$290,000 or \$89.73 per square foot of living area, including land. The subject's assessment reflects a market value of \$295,835 or \$91.19 per square foot of living area, including land, which is

within the overall price range but is above the price of the most similar comparable. After considering the comparables submitted by the parties and the adjustments that would need to be considered for the differences from the subject property the Board finds a 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: November 19, 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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