



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

APPELLANT: Moinuddin Syed
DOCKET NO.: 16-03819.001-R-1
PARCEL NO.: 07-32-201-026

The parties of record before the Property Tax Appeal Board are Moinuddin Syed, 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: \$23,683
IMPR.: \$116,543
TOTAL: \$140,226

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 wood siding exterior construction with 3,506 square feet of living area. The dwelling was constructed in 2007. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a 680 square foot garage. The property has a 18,848 square foot site and is located in Warren 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 located from .91 of a mile to 2.05 miles from the subject property. The comparables are described as two-story dwellings of wood siding exterior construction ranging in size from 2,819 to 3,672 square feet of living area. The dwellings were constructed from 1993 to 2003. The comparables have basements, with five having finished area. Additional features of each comparable include central air conditioning

and a garage ranging in size from 440 to 716 square feet of building area. Five comparables each have one or two fireplaces. The comparables have sites ranging in size from 8,322 to 11,679 square feet of land area. The comparables sold from June 2015 to July 2016 for prices ranging from \$305,000 to \$402,000 or from \$102.67 to \$120.04 per square foot of living area, including land. The appellant also submitted a prior listing of the subject for \$394,900 in 2014. The appellant's grid analysis indicated that the subject last sold for \$367,000 in March 2014. Based on this evidence, the appellant requested a reduction in the subject's total assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$153,374. The subject's assessment reflects a market value of \$462,527 or \$131.92 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 the subject's assessment, the board of review submitted information on three comparable sales located within the same subdivision as the subject. The comparables are described as two-story dwellings of wood siding exterior construction ranging in size from 2,728 to 2,804 square feet of living area. The dwellings were constructed 2015. Each comparable features an unfinished basement, central air conditioning, one fireplace and a garage ranging in size from 420 to 656 square feet of building area. The comparables have sites ranging in size from 9,714 to 10,746 square feet of land area. The comparables sold from April to October 2015 for prices ranging from \$364,297 to \$445,403 or from \$133.54 to \$158.85 per square foot of living area, including land. Based on this evidence, the board of review requested that the subject property's assessment be confirmed.

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 nine suggested comparable sales for the Board's consideration. The Board finds that neither party submitted comparables that were particularly similar to the subject. For example, the appellant's comparables are located in different subdivisions up to two miles from the subject and four comparables are at least 11 years older than the subject. Furthermore, five comparables have finished basements unlike the subject's unfinished basement. The board of review comparables appear to be sales of new construction dwellings that have considerably smaller sites and gross living area when compared to the subject.

Nevertheless, the Board finds on this limited record the best evidence of market value to be the board of review comparables which are most similar to the subject in location and features. However, the board of review comparables are new dwellings that require downward adjustments for age and upward adjustments for their smaller land sizes and dwelling sizes when compared to the subject. These comparables sold from April to October 2015 for prices ranging

from \$364,297 to \$445,403 or from \$133.54 to \$158.85 per square foot of living area, including land. The subject's assessment reflects a market value of \$462,527 or \$131.92, including land, which falls below the range on a per square foot basis but above the overall price range established by the best comparable sales in this record. After considering adjustments to the comparable sales for differences when compared to the subject, the Board finds a reduction in the subject's estimated market value as reflected by its 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: 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Moinuddin Syed, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
13975 W. Polo Trail Drive
#201
Lake Forest, IL 60045

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085