



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

APPELLANT: Anand Amin
DOCKET NO.: 17-01220.001-R-1
PARCEL NO.: 07-07-110-031

The parties of record before the Property Tax Appeal Board are Anand Amin, the appellant, by attorney Gregory Riggs of Tax Appeals Lake County in Lake Zurich; 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: \$22,260
IMPR.: \$105,392
TOTAL: \$127,652

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 2017 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 with a wood siding exterior containing 3,138 square feet of living area. The dwelling was built in 2003. Features of the home include a basement that is partially finished, central air conditioning, one fireplace and a three-car attached garage with 690 square feet of building area. The property has a 10,197 square foot site and is located in Lake Villa, Warren 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 wood siding exteriors ranging in size from 3,152 to 3,691 square feet of living area. The dwellings were built in 2003 and 2004. Each property has a basement with two being partially finished, central air conditioning, one or two fireplaces and a three-car garage with either 638 or 693 square feet of building area. The dwellings are located in the subject's subdivision and have

sites ranging in size from 9,760 to 11,737 square feet of land area. The sales occurred from April 2016 to April 2017 for prices ranging from \$340,000 to \$387,000 or from \$92.12 to \$122.78 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$114,988.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$127,652. The subject's assessment reflects a market value of \$385,074 or \$122.71 per square foot of living area, land included, when using the 2017 three-year average median level of assessment for Lake County of 33.15% 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 wood siding exteriors that range in size from 2,676 to 3,320 square feet of living area. The comparables were built in 2003 and 2004. Each property has a basement with three having finished area, central air conditioning, one fireplace and an attached three-car garage ranging in size from 638 to 690 square feet of building area. The comparables are located in the same subdivision as the subject property with sites ranging in size from 9,760 to 10,710 square feet of land area. The sales occurred from June 2015 to October 2017 for prices ranging from \$360,000 to \$410,000 or from \$129.34 to \$134.53 per square foot of living area, land included. Board of review sale #2 is the same property as appellant's sale #1 although the parties disagree on the size of the dwelling; however, the best evidence of the size for this comparable is contained on the property record card submitted by the board of review showing this dwelling has 3,152 square feet of living area as reported by the appellant. 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 appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted six sales to support their respective positions with one sale being common to both parties. The Board gives less weight to appellant's sales #2 and #3 due to differences from the subject in size and the fact comparable #2 has an unfinished basement. The Board gives less weight to board of review sale #1 due to differences from the subject in size and less weight to board of review sale #3 due to its date of sale and unfinished basement. The two remaining sales, which includes the common sale, are most similar to the subject in size and features as well as being similar to the subject in age and location. These most similar comparables sold for prices of \$387,000 and \$410,000 or for \$122.78 and \$131.49 per square foot of living area, including land. The subject's assessment reflects a market value of \$385,074 or \$122.71 per square foot of living area, including land, which is below each of these comparable sales demonstrating the subject property is not overvalued. Based on this evidence the Board finds the assessment of the subject property as established by the board of review is correct and a reduction is not 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: April 21, 2020



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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