



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

APPELLANT: Jojo Vellanikal  
DOCKET NO.: 17-01234.001-R-1  
PARCEL NO.: 15-31-201-068

The parties of record before the Property Tax Appeal Board are Jojo Vellanikal, 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:** \$44,248  
**IMPR.:** \$164,824  
**TOTAL:** \$209,072

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 of brick and frame exterior construction with 3,691 square feet of living area. The dwelling was constructed in 1994. Features of the home include a full basement with 1,353 square feet of finished area, central air conditioning, a fireplace and a 794 garage. The property has a 40,155 square foot site and is located in Long Grove, Vernon 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 within .63 of a mile of the subject property. The comparables have sites ranging in size from 40,166 to 45,182 square feet of land area. The comparables consist of two-story dwellings of brick or brick and frame exterior construction ranging in size from 3,548 to 4,125 square feet of living area. The dwellings were constructed from 1986 to 1988. Each comparable features a basement with four

having finished area, central air conditioning, one or two fireplaces and a garage ranging in size from 720 to 990 square feet of building area.<sup>1</sup> The comparables sold from May 2016 to August 2017 for prices ranging from \$504,000 to \$660,000 or from \$133.37 to \$176.16 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 \$209,072. The subject's assessment reflects a market value of \$630,685 or \$170.87 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 three comparable sales located between .025 of a mile to 1.26 miles from the subject property, one of which was also utilized by the appellant. Board of review comparable #2 is the same property as the appellant's comparable #4. The comparables have sites ranging in size from 40,166 to 44,509 square feet of land area. The comparables were improved with two-story dwellings of brick exterior construction ranging in size from 3,447 to 3,680 square feet of living area. The dwellings were constructed from 1976 to 1988. Each comparable features a basement with two having finished area, central air conditioning, a fireplace and a garage ranging in size from 713 to 1,000 square feet of building area. The comparables sold from July 2016 to April 2017 for prices ranging from \$625,000 to \$750,000 or from \$176.16 to \$203.80 per square foot of living area, including land. The board of review provided property record cards of the subject and the comparables. 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 no reduction in the subject's assessment is warranted.

The parties submitted eight comparable sales for the Board's consideration, with one comparable being utilized by both parties. The board gave less weight to the appellant's comparables #3, #5 and #6 due to their larger dwellings and/or lack of basement finish when compared to the subject. The Board also gave less weight to board of review comparable #1 due to its older age and lack of basement finish unlike the subject.

The Board finds the best evidence of market value to be the parties' common comparable, the appellant's comparables #1 and #2, along with board of review comparable #3. These four comparables are similar to the subject in location, dwelling size, design and features, although

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<sup>1</sup> Appellant's counsel submitted a Multiple Listing Service (MLS) sheet disclosing that appellant's comparable #4 was recently remodeled and has a finished basement area.

each is slightly older than the subject. The comparables sold from June 2016 to April 2017 for prices ranging from \$504,000 to \$650,000 or from \$133.37 to \$188.57 per square foot of living area, including land. The subject's assessment reflects a market value of \$630,685 or \$170.87 per square foot of living area, land included, which falls within the range established by the best comparable sales in this record. After considering any necessary adjustments to the comparables for differences when compared to the subject, the Board finds the estimated market value as reflected by the assessment is supported and no reduction in the 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: May 26, 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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