



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

APPELLANT: Dinesh Kochar
DOCKET NO.: 17-01650.001-R-1
PARCEL NO.: 08-16-308-009

The parties of record before the Property Tax Appeal Board are Dinesh Kochar, 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 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: \$6,514
IMPR.: \$19,634
TOTAL: \$26,148

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 one-story dwelling with aluminum siding containing 1,112 square feet of living area. The dwelling was built in 1940. Features of the property include one bathroom and a detached garage with 308 square feet of building area.¹ The property has a 6,841 square foot site and is located in Waukegan, Waukegan 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 improved with one-story dwellings with wood siding or brick exteriors that range in size from 1,086 to 1,160 square feet of living area. The dwellings were built from 1928 to 1952. Each home has a full or partial unfinished basement, one comparable has central air conditioning, four comparables each have one fireplace

¹ The subject's property record card submitted by the board of review indicates that the property was remodeled in 2017 with central air conditioning and an additional bathroom added.

and each comparable has a detached garage ranging in size from 220 to 528 square feet of building area. Their sites range in size from 7,437 to 8,886 square feet of land area. The sales occurred from June 2015 to March 2017 for prices ranging from \$35,000 to \$101,000 or from \$31.19 to \$87.67 per square foot of living area.

The appellant also disclosed the subject property was purchased at a Sheriff's Sale in July 2017 for a price of \$41,301.

The appellant requested the subject's assessment be reduced to \$16,122.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$26,148. The subject's assessment reflects a market value of \$78,878 or \$70.93 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 one-story dwellings with wood siding exteriors that range in size from 986 to 1,410 square feet of living area. The homes were built from 1923 to 1935. Each property has a full unfinished basement, two have central air conditioning, two have one fireplace and each has a garage ranging in size from 240 to 576 square feet of building area. The comparables have sites ranging in size from 5,359 to 6,277 square feet of land area. The sales occurred in September 2014 and March 2017 for prices ranging from \$96,000 to \$115,000 or from \$78.01 to \$100.70 per square foot of living area, including land. The board of review argued that as the subject property sold at a Sheriff's Sale in 2017 for a price of \$41,301, this is not a typical market transaction. 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 record contains ten sales submitted by the parties to support their respective positions. Each comparable has a full or partial unfinished basement, which is superior to the subject's foundation, which does not include a basement. Three comparables have central air conditioning while the subject did not have central air conditioning as of the assessment date. Six of the comparables have a fireplace while the subject does not have a fireplace. The Board gives less weight to appellant's sales #2, #3, and #5 as well as board of review sale #1 as these properties sold in 2014 and 2015, not as proximate in time to the assessment date at issue as the remaining sales. The best comparables in this record in terms of date of sale include appellant's comparables #1, #4 and #6 as well as board of review sales #2 through #4. These properties sold from December 2016 to March 2017 for prices ranging from \$35,000 to \$115,000 or from \$31.19 to \$100.70 per square foot of living area, including land. The Board is also mindful that

the subject property sold at a Sheriff's Sale in 2017 for a price of \$41,301, however, this is not a typical market transaction but may serve as an indication of the state of repair the property was in as of the assessment date. The subject's assessment reflects a market value of \$78,878 or \$70.93 per square foot of living area, including land, which is which is below all but one of the best comparable sales in this record and justified considering the differing features between the subject dwelling and these comparables. Based on this evidence the Board finds the subject's assessment is reflective of the subject's market value as of the assessment date and a reduction in the subject's assessment 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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