



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

APPELLANT: Ravishankar Subramanyan
DOCKET NO.: 17-01669.001-R-1
PARCEL NO.: 06-32-304-008

The parties of record before the Property Tax Appeal Board are Ravishankar Subramanyan, 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: \$13,220
IMPR.: \$77,246
TOTAL: \$90,466

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 is improved with a two-story dwelling with vinyl siding containing 3,153 square feet of living area. The dwelling was built in 2005. Features of the home include an unfinished basement, central air conditioning, one fireplace and a two-car attached garage with 570 square feet of building area. The property has a 9,100 square foot site and is located in Round Lake, Avon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on five comparable sales improved with two-story dwellings with vinyl siding that have either 3,142 or 3,154 square feet of living area. The homes were constructed from 2003 to 2006. Each comparable has a basement with one having finished area, central air conditioning, and an attached garage with either 528 or 599 square feet of building area. Three of the comparables each have one fireplace. These properties have sites ranging in

size from 9,030 to 12,234 square feet of land area. These properties sold from February 2016 to March 2017 for prices ranging from \$190,000 to \$267,450 or from \$60.47 to \$84.80 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$85,385.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$90,466. The subject's assessment reflects a market value of \$272,899 or \$86.55 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 six comparable sales improved with two-story dwellings with vinyl siding ranging in size from 3,142 to 3,513 square feet of living area. The dwellings were built from 2004 to 2006. Each comparable has an unfinished basement, central air conditioning, one fireplace and an attached garage ranging in size from 528 to 682 square feet of building area. The comparables have sites ranging in size from 9,100 to 12,808 square feet of land area. The sales occurred from April 2016 to July 2017 for prices ranging from \$276,000 to \$310,000 or from \$80.40 to \$90.30 per square foot of living area, including land. 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 eleven comparable sales submitted by the parties to support their respective positions. The Board gives less weight to board of review sales #1 through #5 due to their larger dwelling sizes relative to the subject property. The Board gives most weight to the appellant's comparables and board of review comparable #6 as these dwellings are most similar to the subject in size as well as being similar in age, location and features. These properties sold from February 2016 to July 2017 for prices ranging from \$190,000 to \$278,000 or from \$60.47 to \$88.48 per square foot of living area, land included. Four of the comparables have a narrower price range from \$252,500 to \$278,000 or from \$80.36 to \$88.48 per square foot of living area, including land. The subject's assessment reflects a market value of \$272,899 or \$86.55 per square foot of living area, including land, which is within the range established the best comparable sales in this record and is supported. In conclusion, finds 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

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

APPELLANT

Ravishankar Subramanyan, 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