



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

APPELLANT: Venkata Bobba
DOCKET NO.: 17-01795.001-R-1
PARCEL NO.: 11-14-301-067

The parties of record before the Property Tax Appeal Board are Venkata Bobba, 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: \$49,824
IMPR.: \$187,137
TOTAL: \$236,961

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 exterior construction with 3,843 square feet of living area. The dwelling was constructed in 2002. Features of the home include a basement, central air conditioning, two fireplaces and a 904 square foot garage. The property has a 65,579 square foot site and is located in Green Oaks, Libertyville 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 located up to .65 of a mile from the subject; no proximity data was provided for comparable #2. The comparable parcels range in size from 19,974 to 110,395 square feet of land area which have each been improved with either a one-story, a 1.75-story or a two-story dwelling of brick exterior construction that was built from 1972 to 1996. The homes range in size from 3,269 to 3,447 square feet of living area and feature full or partial basements, central air conditioning, a fireplace and a garage ranging in size

from 552 to 1,141 square feet of building area. Comparable #2 has a 392 square foot inground swimming pool. The comparables sold from May to November 2016 for prices ranging from \$585,000 to \$631,000 or from \$169.71 to \$183.16 per square foot of living area, including land. As part of the submission, the appellant noted that while comparable #2 was a ranch-style dwelling "it is in the same assessment neighborhood, has been remodeled (see listing) and has been adjusted for quality grade and age." The appellant also noted that comparable #3 was located in Green Oaks as is the subject. Based on this evidence, the appellant requested a total assessment of \$212,625 which would reflect a market value of \$637,939 or \$166.00 per square foot of living area, including land, at the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$236,961. The subject's assessment reflects a market value of \$714,814 or \$186.00 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 from .966 of a mile to 1.984-miles from the subject. The comparable parcels range in size from 22,459 to 37,771 square feet of land area which have each been improved with a two-story dwelling of brick exterior construction that was built in 1996 or 2008. The homes range in size from 3,547 to 4,219 square feet of living area and feature basements, central air conditioning, one or two fireplaces and a garage ranging in size from 575 to 841 square feet of building area. The comparables sold from April to September 2016 for prices ranging from \$702,000 to \$1,110,000 or from \$197.91 to \$263.10 per square foot of living area, including land. 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 a reduction in the subject's assessment is not warranted.

The parties submitted a total of six comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #1 and #2 due to their substantially older ages when compared to the subject that was built in 2002.

The Board finds the best evidence of market value to be appellant's comparable sale #3 and the board of review comparable sales which present varying degrees of similarity to the subject property. The subject property has significantly more land area than any of these best comparables. These four most similar comparables sold from April to September 2016 for prices ranging from \$590,000 to \$1,110,000 or from \$180.48 to \$263.10 per square foot of living area, including land. The subject's assessment reflects a market value of \$714,814 or \$186.00 per

square foot of living area, including land, which is within the range established by the best comparable sales in this record. After giving due consideration to the subject's larger lot size and newer age than three of the best comparables in the record, the Board 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: September 15, 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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