



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

APPELLANT: Bobba Sree  
DOCKET NO.: 17-01986.001-R-1  
PARCEL NO.: 11-32-108-002

The parties of record before the Property Tax Appeal Board are Bobba Sree, 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:** \$46,400  
**IMPR.:** \$122,663  
**TOTAL:** \$169,063

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, brick single-family dwelling that was built in 1998. The home contains 2,985 square feet of living area and features a full unfinished basement, central air conditioning, and a 440-square foot garage.<sup>1</sup> The dwelling is situated on a 14,979 square foot site located in Vernon Hills, Libertyville Township, Lake County.

The appellant's appeal is based on overvaluation. In support of this argument, the appellant submitted information on four comparable sales located from .16 of a mile to 1.41 miles from the subject and all have the same neighborhood code as the subject. According to the grid analysis submitted by appellant, the comparables consist of two-story, brick single-family dwellings situated on sites ranging in size from 9,824 to 10,580 square feet of land area. The dwellings

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<sup>1</sup> The grid analysis and property record card show that the subject has an unfinished basement. This is contradicted by the November 2017 listing sheet for the subject submitted into evidence by the board of review.

were built from 1998 to 2002 and range in size from 2,747 to 3,390 square feet of living area. The comparables each have a full unfinished basement, central air conditioning, and a garage ranging in size from 420 to 625 square feet of building area. Three comparables each have one fireplace. The comparables sold from July 2016 to July 2017 for prices ranging from \$420,000 to \$505,000 or from \$145.61 to \$157.08 per square foot of living area, including land. The appellant also submitted a street map showing that the subject property backs up to railroad tracks. Based on this evidence, the appellant requested an assessment of \$157,517, reflecting a market value of approximately \$472,551 or \$158.31 per square foot of living area, land included.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$169,063. The subject's assessment reflects a market value of approximately \$509,994 or \$170.85 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 a grid analysis containing information on four comparable sales. The properties are located from .48 of a mile to 1.514 miles from the subject and have the same neighborhood code as the subject. The dwellings consist of two-story, brick or wood-sided single-family dwellings situated on sites containing from 10,001 to 19,131 square feet of land area. The homes were built from 1998 to 2003 and range in size from 2,974 to 3,084 square feet of living area. The comparables each have a full unfinished basement, central air conditioning, and a garage ranging in size from 420 to 604 square feet of building area. Three comparables each have a fireplace. The comparables sold from June 2016 to March 2017 for prices ranging from \$516,500 to \$586,000 or from \$169.96 to \$190.76 per square foot of living area, including land. The board of review also submitted property record cards for the subject and its four comparables. The property record cards disclose that the subject property is an interior lot and comparables #2 and #4 are golf course lots. Additionally, the board of review submitted a listing sheet for the subject property which shows that it was listed on November 27, 2017 for \$530,000 and went under contract on January 12, 2018 for a sale price of \$507,500. It closed in March 2018. The listing sheet states that the subject property has 1,550 square feet of finished area in the basement which includes a theater room, full bath and large recreation room. Based on the foregoing 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 eight comparable sales to support their respective positions before the Property Tax Appeal Board, along with information regarding the March 2018 sale of the subject. The Board gave less weight to appellant's comparables #1 and #4 due to their larger garages when compared to the subject and as comparable #4 is located 1.41 miles from the

subject The Board gave less weight to board of review comparables #3 and #4 due to their larger garages when compared to the subject and as comparable #3 is located 1.514 miles from the subject.

The Board finds that appellant's comparables #1 and #2 and board of review comparables #1 and #2 were the best comparables submitted in the record in terms of location, design, age, size and most features. These comparables sold from August 2016 to June 2017 for prices ranging from \$400,000 to \$550,000 or from \$145.61 to \$184.94 per square of living area, land included. The subject's assessment reflects an estimated market value of \$509,994 or \$170.85, per square foot of living area, land included, which falls within the range established by the best comparable sales submitted for the Board's consideration and is further supported by the sale of the subject property in March 2018 for \$507,500 of \$170.02 per square foot of living area, land included. After considering adjustments to the comparables for any differences from the subject, the Board finds the subject's assessed value appears to be 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: 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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