



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

APPELLANT: Dileep Varma  
DOCKET NO.: 17-02470.001-R-1  
PARCEL NO.: 15-30-301-024

The parties of record before the Property Tax Appeal Board are Dileep Varma, 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:** \$44,351  
**IMPR.:** \$268,537  
**TOTAL:** \$312,888

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 4,875 square feet of living area. The dwelling was constructed in 2015. Features of the home include a partial unfinished basement, central air conditioning, a fireplace and an 800 square foot garage. The property has a 36,590 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 three comparable sales located from 1.66 to 2.40 miles from the subject property. The comparables have sites ranging in size from 25,700 to 122,404 square feet of land area. The comparables consist of two-story dwellings of brick, Dryvit stucco or wood siding exterior construction ranging in size from 4,391 to 4,781 square feet of living area. The dwellings were constructed from 1991 to 2002. Comparable #1 has an effective age of

1995. Each comparable features a basement with finished area, central air conditioning, one fireplace and a garage ranging in size from 603 to 760 square feet of building area. In addition, comparables #1 and #3 each have an inground swimming pool containing either 1,024 or 780 square feet, respectively. The comparables sold from April to September 2016 for prices ranging from \$740,000 to \$822,500 or from \$163.15 to \$181.37 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 \$312,888. The subject's assessment reflects a market value of \$943,855 or \$193.61 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 2.26 to 2.49 miles from the subject property. The comparables have sites ranging in size from 26,227 to 42,006 square feet of land area and are improved with two-story dwellings of brick exterior construction ranging in size from 4,702 to 5,355 square feet of living area. The dwellings were each constructed in 2005. Each comparable features an unfinished basement, central air conditioning, two or five fireplaces and a garage ranging in size from 717 to 1,052 square feet of building area. In addition, comparable #3 has an 800 square foot inground swimming pool. The comparables sold from January to June 2016 for prices ranging from \$975,000 to \$1,300,000 or from \$200.65 to \$242.76 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 no reduction in the subject's assessment is warranted.

The parties submitted six suggested comparable sales for the Board's consideration. The Board finds that neither party submitted comparables that were particularly similar to the subject, due to significant differences to the subject in location, lot size, age and/or features. The Board gave less weight to appellant's comparables as each has an older dwelling with a finished basement which differs from the subject. Furthermore, the appellant's comparables #1 and #3 differ from the subject in that each has an inground swimming pool and comparable #1 also has a larger lot when compared to the subject. The Board gave reduced weight to board of review comparable #3 as it also has an inground swimming pool unlike the subject.

The Board finds the best evidence of market value to be comparables #1 and #2 submitted by the board of review. Although these comparables are located more than 2.39 miles from the subject with slightly older dwellings, they are more similar to the subject in dwelling size, design and most features. These comparables sold in January and April 2016 for prices of \$975,000 and

\$1,050,000 or for \$200.65 and \$207.36 per square foot of living area, including land. The subject's assessment reflects a market value of \$943,855 or \$193.61 per square foot of living area, including land, which is supported by the more similar comparable sales in the record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds no reduction in the subject's assessment is 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: June 16, 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

Dileep Varma, 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