



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

APPELLANT: Manikeswari Miriyala
DOCKET NO.: 17-03769.001-R-1
PARCEL NO.: 06-26-218-095

The parties of record before the Property Tax Appeal Board are Manikeswari Miriyala, the appellant, by attorney Jessica Hill-Magiera 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 A Reduction 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: \$4,743
IMPR.: \$53,587
TOTAL: \$58,330

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 townhome of vinyl siding exterior construction with 1,933 square feet of living area. The dwelling was constructed in 2002. Features of the home include a partially finished full basement, central air conditioning and a 400 square foot built in garage.¹ The property has a 2,857 square foot site and is located in Grayslake, Avon Township, Lake County.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted evidence disclosing the subject property was purchased on September 22, 2016 for a price of \$147,500. Information included in Section IV-Recent Sale Data indicates the seller of the subject property was OOR-Wells Fargo Bank, that the sale was not between family or related

¹ Descriptive data was drawn in part from the appellant's submission of the MLS listing and descriptive data supplied by the board of review.

corporations, the property was sold at auction and was advertised in the Multiple Listing Service (MLS) as well as online at Auction.com.

The appellant submitted the Settlement Statement associated with the subject's 2016 sale along with the MLS sheet which was dated June 2015 and had a cancelled status. The subject's MLS listing indicated the property was on the market for 267 days with an original list price of \$189,900 which was reduced to \$157,000 prior to the listing being cancelled. The Settlement Statement depicts a commission was paid to Auction.com as part of the transaction. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$60,201. The subject's assessment reflects a market value of \$181,602 or \$93.95 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 within approximately 0.17 of a mile from the subject. The comparables have sites that have 2,613 or 2,837 square feet of land area and are improved with two-story townhomes of vinyl siding exterior construction ranging in size from 1,880 to 1,933 square feet of living area. The comparables were built in 2000 or 2002. Two of the comparables have unfinished basements and one comparable has no basement. Each comparable has central air conditioning and a garage ranging from 360 to 420 square feet of building area. One comparables has one fireplace. The comparables sold from September 2016 to November 2017 for prices ranging from \$175,000 to \$196,000 or from \$91.83 to \$103.32 per square foot of living area, land included.

The board of review also submitted a copy of the PTAX-203 Illinois Real Estate Transfer Declaration form, a 2016 LIS Pendens and Notice of Foreclosure document as well as the subject's Property Detail Report and a history of recorded deeds and transfers for the subject property. The PTAX-203 depicts the sale price, sale date and indicates the property was advertised prior to sale. The board of review included comments regarding a 2013 sale along with an MLS sheet for this sale, which upon inspection by the Board was found to be a property near the subject, but not the subject property. Based on this evidence, the board of review requested the subject's assessment be confirmed.

In rebuttal, the appellant's counsel submitted comments that the board of review did not dispute the sale and its evidence was not responsive or relevant.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

Evidence submitted to the Board for consideration included proof a recent sale of the subject property and three comparable sales. The comparables submitted by the board of review sold from September 2016 to November 2017 for prices ranging from \$175,000 to \$196,000 or from \$91.83 to \$103.32 per square foot of living area, land included. These comparables were similar to the subject in age, location, design, dwelling size and most features. They differ from the subject in having unfinished or no basement, suggesting upward adjustments to the comparables. The subject's assessment reflects a market value of \$93.95 per square foot of living area, land included, which is within the range established by the best comparable sales in this record. However, the Board gave some weight to the subject's purchase price since the property had been listed in MLS for over 200 days prior auction. Therefore, based on this record, the Board finds a 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: July 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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