



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

APPELLANT: Ankur Raniwala
DOCKET NO.: 18-00163.001-R-1
PARCEL NO.: 06-27-211-028

The parties of record before the Property Tax Appeal Board are Ankur Raniwala, the appellant; 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: \$19,705
IMPR.: \$39,925
TOTAL: \$59,630

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 one-story dwelling with a vinyl siding exterior containing 1,376 square feet of living area. The dwelling was constructed in 1953. Features of the home include a partial unfinished basement, one bathroom and an attached garage with 384 square feet of building area. The property has a 25,365 square foot site and is located in Grayslake, Avon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on two land sales and four comparables improved with three one-story dwellings and one two-story dwelling with vinyl siding exteriors ranging in size from 864 to 2,958 square feet of living area. The dwellings were built from 1950 to approximately 2002. Three comparables have unfinished basements, each comparable has central air conditioning, and each comparable has a garage ranging in size from 231 to 672 square feet of building area. The comparables have 1, 1.5 or 2.5 bathrooms. The comparables have sites

ranging in size from 8,296 to 20,343 square feet of land area and are located from across the street to 1.43 miles from the subject property. Improved comparables #1 through #3 sold from March 2017 to March 2018 for prices ranging from \$125,000 to \$135,000 or from \$91.44 to \$146.99 per square foot of living area, including land. Comparable #4, the two-story dwelling, is described as being currently for sale with an asking price of \$239,000 or \$80.79 per square foot of living area, including land.

The two land comparables are described as having 12,288 and 11,996 square feet of land area. Comparable #1 is described as having an asking price of \$20,000 or approximately \$1.63 per square foot of land area. The appellant indicated that land comparable #2 sold in July 2016 for a price of \$10,000 or \$.83 per square foot of land area.

Based on this evidence the appellant requested the subject's land assessment be reduced to \$6,667 and the improvement assessment be reduced to \$31,983 resulting in a total revised assessment of \$38,650

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$66,107. The subject's total assessment reflects a market value of \$199,418 or \$144.93 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. The subject property has a land assessment of \$26,182 reflecting a market value of \$78,980 or \$3.11 per square foot of land area 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 eight improved comparable sales that have one-story dwellings with vinyl siding or brick exteriors ranging in size from 1,008 to 1,419 square feet of living area. The homes were built from 1956 to 1971. Each comparable has a full or partial basement with seven having finished area, six comparables have central air conditioning, one comparable has two fireplaces, and each comparable has a garage ranging in size from 300 to 729 square feet of building area. These properties have sites ranging in size from 6,970 to 20,473 square feet of land area and are located within .723 miles from the subject property. The sales occurred from April 2016 to August 2017 for prices ranging from \$160,000 to \$204,000 or from \$142.86 to \$202.38 per square foot of living area, including land.

With respect to the land value, the board of review provide four land sales ranging in size from 8,019 to 17,633 square feet of land area that are located from 1.133 to 3.391 miles from the subject property. The sales occurred from March 2016 to May 2018 for prices ranging from \$22,500 to \$49,500 or from \$2.80 to \$4.06 per square foot of land area.

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

The record contains twelve comparables submitted by the parties to support their respective positions. The Board gives little weight to appellant's comparable #4 due to the fact this is a listing and the home differs from the subject dwelling in style, age and size. The Board gives less weight to board of review sale #1 due to its newer age and superior features relative to the subject property. The remaining comparables are relatively similar to the subject in age, style and size. Appellant's comparables #2 and #3 each have finished basement area and central air conditioning, features the subject dwelling does not have suggesting downward adjustments would be needed for these features to make the comparables more similar to the subject. Similarly, board of review comparables #2 through #7 have central air conditioning and/or finished basement area, features the subject dwelling does not have suggesting downward adjustments would be needed for these features to make the comparables more similar to the subject. Appellant's comparable #1 and board of review comparable #8 are most like the subject in features and sold for prices of \$135,000 and \$160,000 or \$106.46 and \$142.86 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$199,418 or \$144.93 per square foot of living area, including land, which is above the two best comparables in overall price and on a square foot basis. After considering the best sales and the differing features of the comparables in relation to the subject property, the Board finds the subject's assessment is incorrect and a reduction is justified.

With respect to the land value, the Board gives most weight to the appellant's land comparables and the first land sale provided by the board of review based on location and/or size. These properties sold or had listing prices ranging from \$10,000 to \$49,500 or from \$.83 to \$2.80 per square foot of land area. The subject's land assessment reflects a market value of \$78,980 or \$3.11 per square foot of land area, above the range established by the best land comparables, supporting the conclusion a reduction in the subject's land 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: 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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