



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

APPELLANT: Mathew Geevarghese
DOCKET NO.: 18-00214.001-R-1
PARCEL NO.: 07-17-401-031

The parties of record before the Property Tax Appeal Board are Mathew Geevarghese, 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: \$ 26,672
IMPR.: \$ 77,328
TOTAL: \$104,000

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 2018 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 frame construction with 2,636-square feet of living area. The dwelling was constructed in 1993. Features include a full basement that is 90% finished, central air conditioning, a fireplace and an 490-square foot garage. The subject property has a 15,585-square foot site. The subject property is located in Warren Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted a grid analysis of three comparable sales located from 500 feet to within one mile from the subject. The comparables consist of two-story dwellings of frame or aluminum and brick construction that are 23 or 25 years old. The dwellings range in size from 2,280 to 2,737 square feet of living area and are situated on lots that contain from 10,019 to 21,780 square feet of land area. Two comparables have partial finished basements and one comparable has an unfinished basement. Other features include 2.5 bathrooms, central air conditioning, a fireplace

and a garage that has 490 square feet of building area. The comparables sold from December 2017 to July 2018 for prices ranging from \$270,000 to \$280,000 or from \$102.30 to \$119.74 per square foot of living area including land.

In further support of the overvaluation claim, the appellant asserted the subject dwelling needs a new roof, siding and gutters. The appellant submitted an estimate prepared by JM Construction Pros estimating the cost for these repairs of \$32,483.99. 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 \$117,384. The subject's assessment reflects an estimated market value of \$354,849 or \$134.62 per square foot of living area including land when applying the 2018 three-year average median level of assessment for Lake County of 33.08%.

In support of the subject's assessment, the board of review submitted an analysis of five comparable sales located within .462 of a mile from the subject. However, comparable #5 is located in a different subdivision than the subject. The comparables consist of two-story dwellings of wood siding exterior construction that were built from 1994 to 1998. The dwellings range in size from 2,636 to 2,836 square feet of living area and are situated on lots that range in size from 13,500 to 40,500 square feet of land area. Three comparables have partial finished basements and two comparables have unfinished basements. Other features include 2.5 or 3.5 bathrooms, central air conditioning, one or two fireplaces and garages that range in size from 490 to 760 square feet of building area. Property records cards indicate comparables #2, #3, and #4 were custom built homes.¹ The comparables sold from September 2016 to May 2018 for prices ranging from \$347,500 to \$422,000 or from \$129.96 to \$152.68 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains eight comparable sales for the Board's consideration. The Board gave less weight to board of review comparables #2, #3, #4 and #5. Comparables #2, #3 and #4 are custom built homes, unlike the subject. Photographs of these comparables submitted by the board of review show the dwellings are more ornate with variable roof lines when compared to the subject. Board of review comparable #5 is not located in subject's subdivision and has a considerably larger site when compared to the subject.

¹ Based on a review of property records cards, custom built homes in Stonebrook Subdivision have a neighborhood code of 9817160 whereas non-custom-built homes in Stonebrook, like the subject, have a neighborhood code of 9817130.

The Board finds the remaining four comparable sales are non-custom-built homes like the subject and are more similar in location, land area, design, age, dwelling size and features. These comparables sold from December 2017 to July 2018 for prices ranging from \$270,000 to \$348,500 or from \$102.30 to \$132.21 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$354,849 or \$134.62 per square foot of living area including land, which falls above the range established by the most similar comparable sales contained in this record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is excessive and a reduction 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:

June 8, 2021



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

Mathew Geevarghese
734 Meadowlark Dr
Murphy, TX 75094

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085