



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

APPELLANT: Khalid Mahmood
DOCKET NO.: 18-00373.001-C-1
PARCEL NO.: 06-17-407-006

The parties of record before the Property Tax Appeal Board are Khalid Mahmood, 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: \$10,135
IMPR.: \$49,082
TOTAL: \$59,217

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 one-story, single tenant retail building operated as an auto repair garage containing 4,844 square feet of building area. The property has a 5,401 square foot site and is located in Round Lake Beach, Avon Township, Lake County.¹

¹ The subject of the appeal is one of four contiguous parcels. Although the appellant's evidence and argument suggest that all four parcels' land assessments are contested, the Commercial Appeal form only identifies parcel #06-17-407-006; no addendum to the appeal form was submitted identifying the other three parcels as being part of this appeal, and, most importantly, only the Final Decision for Property Identification Number (PIN) 06-17-407-006 was timely supplied with the appeal. Consequently, the Board finds that only parcel #06-17-407-006 will be addressed in this appeal.

The appellant contends overvaluation as to the land as the basis of the appeal. The improvement assessment is not contested. In support of this argument, the appellant submitted information on four comparable sales located in Round Lake Beach, Round Lake, and Grayslake.

Comparables #1, #2, and #4 are land-only sales and comparable #3 is improved with one-story retail building with 1,882 square feet of building area. The comparables have sites ranging in size from 23,087 to 60,636 square feet of land area. The comparables #1, #2, and #4 sold in February and March 2018 for prices ranging from \$22,500 to \$97,000 or from \$.52 to \$2.44 per square foot of land area; comparable #3 which was improved sold in April 2017 for \$91,000 or \$48.35 per square foot of building area, including land, or \$2.71 per square foot of land area, including improvement. The appellant provided property information sheets for each comparable and a brief contending that based on the four comparable sales, the "... land valuation of the subject is excessive for the area". Based on this evidence, the appellant requested the subject's land assessment be reduced to \$3,636 resulting in a total assessment reduction to \$52,718.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the land assessment for the subject of \$10,135 and an improvement assessment of \$49,082 for a total assessment of 59,217. The subject's total assessment reflects a market value of \$179,011 or \$8.80 per square foot of land area, including buildings, when using the 2018 three-year average median level of assessment for Lake County of 33.08% as determined by the Illinois Department of Revenue.

In response to the appellant's submission, the board of review argued that none of the appellant's comparables are similar to the subject in site size, location, or desirability. The board of review contended that comparable #1 is an unimproved out-lot that was on the market for 10 years prior to being purchased by an investor; comparable #2 is an unimproved significantly larger site located in an industrial park and not commercially zoned; comparable #3 was an auction sale of a tavern with apartments that was purchased for land only as a re-development opportunity and not a typical transaction; and comparable #4 represents a sale of an agricultural site.

In support of its contention of the correct assessment, the board of review submitted information on two comparable land sales located in Grayslake. The comparables are unimproved parcels containing 29,700 and 128,066 square feet of land area, respectively. The comparables sold in June 2014 and March 2019 for prices of \$285,000 and \$1,250,000 or for \$9.59 and \$9.76 per square foot of land area, respectively. The board of review also submitted property record cards, Illinois Real Estate Transfer Declaration (PTAX-203) forms, Multiple Listing Service sheets and/or property information sheets for each of the parties' comparables. Based on this evidence and argument, the board of review requested the subject's land assessment be sustained.

Conclusion of Law

The appellant contends the market value of the subject's land 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 record contains a total of six comparable sales submitted by the parties, five of which are vacant land sales and none of which is particularly similar to the subject in size, zoning, and/or utility. The Board gave less weight to appellant's comparable #3 due to this being an auction/bank-owned real estate (REO) sale and, therefore, not having the elements of an arm's length transaction. The Board also gave less weight to appellant's comparable sale #4 based on this sale being a part of a larger 9.2-acre property which was designated as agricultural (farmland) and sold to a taxing district (school). Finally, the Board gave less weight to board of review comparable #2 based on its sale in June 2014, a date less proximate in time to the January 1, 2018 assessment date at issue and thus less likely to be indicative of subject's market value as of the assessment date at issue than the other sales in the record. The remaining three comparables sold from February 2018 to March 2019 for prices ranging from \$75,000 to \$1,250,000 or from \$1.60 to \$9.76 per square foot of land area. The subject's assessment reflects a market value of \$179,011 or \$8.80 per square foot of land area, including building, which is within the range established by the best comparable sales in this record on a per square foot basis and below the range on an overall value basis. Based on the evidence in the record, the Board finds that the appellant did not prove by the preponderance of the evidence that the subject's land assessment is overvalued and, therefore, 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: December 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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