



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

APPELLANT: Alok Tibrewala  
DOCKET NO.: 18-00428.001-R-1  
PARCEL NO.: 07-17-110-020

The parties of record before the Property Tax Appeal Board are Alok Tibrewala, 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:** \$17,285  
**IMPR.:** \$72,717  
**TOTAL:** \$90,002

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 wood siding exterior construction with 2,106 square feet of living area. The dwelling was constructed in 1996. Features of the home include a basement with finished area, central air conditioning and a 420 square foot attached garage. The property has a 6,970 square foot site and is located in Gurnee, Warren Township, Lake County.

The appellant's appeal is based on overvaluation. In support of this argument, the appellant submitted information on twelve comparable sales located within .51 of a mile from the subject property. The comparables are described as two-story dwellings of wood siding exterior construction ranging in size from 1,974 to 2,492 square feet of living area. The dwellings were constructed from 1994 to 1997. Each comparable has a basement, with nine having finished area. Other features of each comparable include central air conditioning and an attached garage

ranging in size from 420 to 593 square feet of building area. Eight comparables each have one fireplace. The properties have sites ranging in size from 5,586 to 11,181 square feet of land area. The comparables sold from January 2017 to April 2018 for prices ranging from \$217,500 to \$328,000 or from \$103.84 to \$134.59 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's total assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$90,002. The subject's assessment reflects a market value of \$272,074 or \$129.19 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% as determined by the Illinois Department of Revenue.

In support of the subject's assessment, the board of review submitted information on six comparable sales located within .221 of a mile from the subject property. Board of review comparable #4 and appellant's comparable #12 are the same property. The comparables are situated on sites ranging in size from 5,405 to 11,181 square feet of land area and are improved with two-story dwellings of wood siding exterior construction that range in size from 1,974 to 2,252 square feet of living area. The dwellings were constructed from 1994 to 1997. Features of each comparable include a basement, with four having finished area; central air conditioning; and a garage ranging in size from 420 to 480 square feet of building area. Five comparables each have one fireplace. The comparables sold from 2017 to April 2018 for prices ranging from \$257,500 to \$340,000 or from \$127.75 to \$170.43 per square foot of living area, including land. Based on this evidence, the board of review requested that the subject property's assessment be confirmed.

### **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 a reduction in the subject's assessment is not warranted.

The Board finds the parties submitted 17 comparable sales for the Board's consideration with one common comparable. The Board gave less weight to the appellant's comparables #10, #11 and #12 along with board of review comparable #4 due to their larger lot sizes when compared to the subject's lot size.

The Board gave more weight to the parties' remaining comparable sales in the record. The Board finds these 14 comparables are similar to the subject in location, dwelling size, design, age and most features with the exception that five comparables have inferior unfinished basements. These comparables sold from January 2017 to April 2018 for prices ranging from \$217,500 to \$340,000 or from \$103.84 to \$170.43 per square foot of living area, including land. The subject's assessment reflects a market value of \$272,074 or \$129.19 per square foot of living area, including land, which falls within the range established by the best comparable sales 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 supported and thus, 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: 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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COUNTY

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