



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

APPELLANT: Ravishankar Subramanyan  
DOCKET NO.: 18-00653.001-R-1  
PARCEL NO.: 06-32-304-008

The parties of record before the Property Tax Appeal Board are Ravishankar Subramanyan, 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 **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:** \$14,054  
**IMPR.:** \$74,393  
**TOTAL:** \$88,447

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 vinyl siding exterior construction with 3,153 square feet of living area. The dwelling was constructed in 2005. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 570 square foot garage. The property has a 9,100 square foot site and is located in Round Lake, Avon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on nine comparable sales located within .58 of a mile from the subject and within the same neighborhood code as assigned to the subject by the assessor. The comparables have sites ranging in size from 9,030 to 12,808 square feet of land area and are improved with two-story dwellings of vinyl siding exterior construction that were built from 2002 to 2006. The homes range in size from 2,588 to 3,433 square feet of living area. Each

dwelling has an unfinished basement, central air conditioning and a garage ranging in size from 528 to 609 square feet of building area. Seven of the comparables each have a fireplace. The comparables sold from February 2016 to March 2018 for prices ranging from \$224,000 to \$295,000 or from \$80.36 to \$88.48 per square foot of living area, including land. Based on this evidence, the appellant requested a reduced total assessment of \$87,225 which would reflect a market value of \$261,701 or \$83.00 per square foot of living area, including land, at the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$93,319. The subject's assessment reflects a market value of \$282,101 or \$89.47 per square foot of living area, land included, 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 support of its contention of the correct assessment, the board of review submitted two grid analyses with information on a total of five comparable sales. For ease of reference, the Board has renumbered the second page as comparable #5. Board of review comparables #2 through #5 are the same properties as appellant's comparables #5, #9, #4 and #8, respectively. The five comparables are located within .468 of a mile from the subject and within the same neighborhood code as the subject. The comparables have sites ranging in size from 9,100 to 12,808 square feet of land area and are improved with two-story dwellings of vinyl siding exterior construction that were built in 2002 to 2006. The homes contain either 3,142 or 3,154 square feet of living area. Each dwelling has an unfinished basement, central air conditioning and a garage containing either 528 or 599 square feet of building area. Four comparables each have a fireplace. The comparables sold from February 2016 to July 2018 for prices ranging from \$262,500 to \$278,000 or from \$83.55 to \$88.48 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 parties submitted a total of ten comparable sales, with four common properties, to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #2, #6 and #7 due to their differing dwelling sizes when compared to the subject dwelling.

The Board finds the remaining seven comparables, with four common properties presented, are similar to the subject in location, age, design, size and most features. These most similar comparables sold from February 2016 to July 2018 for prices ranging from \$252,500 to \$278,000 or from \$80.36 to \$88.48 per square foot of living area, including land. The subject's assessment reflects a market value of \$282,101 or \$89.47 per square foot of living area,

including land, which is above the range established by the best comparable sales in this record both in terms of overall value and on a per-square-foot basis. The Board finds the subject's higher estimated market value based on its assessment cannot be justified given the similarities between the subject and the best comparables in the record, with particular emphasis on appellant's comparable #5/board of review comparable #2. Based on this evidence, 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: 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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APPELLANT

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COUNTY

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