



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

APPELLANT: Harinder Rana
DOCKET NO.: 19-02846.001-R-1
PARCEL NO.: 07-02-101-059

The parties of record before the Property Tax Appeal Board are Harinder Rana, the appellant, by attorney Gregory Riggs, of Tax Appeals Lake County in Lake Zurich, 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: \$9,397
IMPR.: \$57,263
TOTAL: \$66,660

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 2019 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 1,594 square feet of living area. The dwelling was constructed in 1984. Features include a basement with a recreation room, central air conditioning, a fireplace and a 400 square foot garage. The subject property has a 7,680 square foot site and is located in Waukegan, Warren Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales located within the same assessment neighborhood code as the subject. The comparables consist of two, one-story and two, two-story dwellings of wood siding exterior construction that were built from 1983 to 1986. The dwellings range in size from 1,432 to 2,088 square feet of living area and are situated on sites that range in size from 7,200 to 15,470 square feet of land area. The comparables have basements, with two

having recreation rooms. Other features of each comparable include central air conditioning, one fireplace, and a garage ranging in size from 380 to 600 square feet of building area. One comparable has a gazebo. The comparables sold from June to November 2018 for prices ranging from \$159,000 to \$242,500 or from \$102.74 to \$120.65 per square foot of living area, including land. 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 \$66,660. The subject's assessment reflects an estimated market value of \$202,676 or \$127.15 per square foot of living area, including land, when applying the 2019 three-year average median level of assessment for Lake County of 32.89%.

In support of the subject's assessment, the board of review submitted information on two comparable sales located within the same assessment neighborhood code as the subject. The comparables consist of a tri-level dwelling and a quad-level dwelling of wood siding exterior construction that were built in 1982 and 1978, respectively. The dwellings have 1,208 and 1,300 square feet of living area that are situated on sites with 8,400 and 9,790 square feet of land area, respectively. Each comparable has a lower level, central air conditioning, and a garage with either 480 or 520 square feet of building area. One comparable has an unfinished basement and one comparable has a fireplace. The comparables sold in June and May 2018 for prices of \$215,000 and \$205,000 or for \$177.98 and \$157.69 per square foot of living area, including land, respectively. 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 did not meet this burden of proof and no reduction in the subject's assessment is warranted.

The record contains six comparable sales for the Board's consideration, none of which are truly similar to the subject. For example, appellant's comparables #1 and #2 and board of review comparables #1 and #2 are different style dwellings, appellant's comparables #3 and #4 have considerably larger dwelling sizes and appellant's comparable #3 also has a significantly larger lot size when compared to the subject. Nevertheless, these comparables sold from June to November 2018 for prices ranging from \$159,000 to \$242,500 or from \$102.74 to \$177.98 per square foot of living area, including land. The subject's assessment reflects an estimated market value of \$202,676 or \$127.15 per square foot of living area, including land, which falls within the range established by the 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 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 21, 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

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COUNTY

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