



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

APPELLANT: Alok Aggarwal  
DOCKET NO.: 19-04057.001-R-1  
PARCEL NO.: 15-18-104-025

The parties of record before the Property Tax Appeal Board are Alok Aggarwal, the appellant, by attorney Joan Vasquez, of Property Tax Appeals, LLC in Palatine, 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:** \$51,056  
**IMPR.:** \$229,848  
**TOTAL:** \$280,904

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 and brick exterior construction with 5,502 square feet of living area. The dwelling was constructed in 2001. Features of the home include a basement that is finished, central air conditioning, two fireplaces and a 968 square foot four-car garage.<sup>1</sup> The property has a 26,570 square foot site and is located in Long Grove, Vernon 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 .94 of a mile from the subject. The comparables consist of two-story dwellings of stucco or brick exterior construction that were built from 1990 to 2001. The dwellings range in size from 3,923 to 5,100 square feet of living area and are situated on sites that range in size from 36,250 to 43,560 square feet of land

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<sup>1</sup> In Section III – Description of Property, the appellant reported a full basement that is finished.

area.<sup>2</sup> The comparables have basements with finished area. Other features of each comparable include central air conditioning, one fireplace, and a three-car garage. Comparable #2 has an inground swimming pool. The comparables sold from July 2018 to December 2019 for prices ranging from \$630,000 to \$707,000 or from \$135.29 to \$178.43 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 \$280,904. The subject's assessment reflects an estimated market value of \$854,071 or \$155.23 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 response to the appeal, the board of review submitted property record cards and a detailed grid analysis of the appellant's comparables. The board of review noted comparable #3 is located outside of the subject's neighborhood and was built in 1990.<sup>3</sup>

In support of the subject's assessment, the board of review submitted information on five comparable sales located within .24 of a mile from the subject, two of which were submitted by the appellant.<sup>4</sup> The comparables consist of two-story dwellings of brick, Dryvit, or wood siding and brick exterior construction that were built from 1999 to 2002. The dwellings range in size from 3,923 to 4,987 square feet of living area and are situated on sites that range in size from 26,570 to 46,610 square feet of land area. The comparables have basements with finished area, one of which is a walk-out. Each comparable has central air conditioning, one to three fireplaces and a garage that ranges in size from 690 to 943 square feet of building area. Comparables #2 and #5 have inground swimming pools. The comparables sold from March 2017 to December 2019 for prices ranging from \$700,000 to \$810,500 or from \$151.49 to \$178.43 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 did not meet this burden of proof and no reduction in the subject's assessment is warranted.

The record contains seven comparable sales for the Board's consideration, two of which were common to both parties. The Board gives less weight to the appellant's comparables along with

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<sup>2</sup> The appellant submitted Multiple Listing Service (MLS) Sheets associated with each sale that depicted comparable #1 has 3,923 square feet of above ground living area.

<sup>3</sup> The appellant reported this comparable has 5,100 square feet of living area while the board of review reported 4,235 square feet of living area. The Board finds the best evidence of size was the property record card presented by the board of review which contained a detailed sketch diagram with dimensions.

<sup>4</sup> Board of review comparables #4 and #5 are the same properties as appellant's comparables #1 and #2, respectively.

board of review comparables #2, #4 and #5 which includes the two common comparables due to differences in dwelling size when compared to the subject and/or have inground swimming pools, not a feature of the subject. In addition, board of review comparable #2 sold in March 2017, less proximate in time to the January 1, 2019 assessment date than the other sales in the record.

The Board finds the best evidence of the market value to be the board of review comparable sales #1 and #3 which overall are more similar to the subject in location, age, dwelling size, and some features. The two best comparables sold in August 2018 and December 2017 for prices of \$785,000 and \$789,000 or for \$167.34 and \$161.85 per square foot of living area, including land, respectively. The subject's assessment reflects an estimated market value of \$854,071 or \$155.23 per square foot of living area, including land, which falls below the range on a square foot basis but above the range on an overall basis established by the best comparable sales in this record. The Board finds the subject's higher price on an overall basis is justified due to the subject's larger dwelling size and superior features such as overall basement size, basement finished area and garage size. 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: January 18, 2022



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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