



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

APPELLANT: Nadeem Z Alavi
DOCKET NO.: 19-04066.001-R-1
PARCEL NO.: 11-32-104-075

The parties of record before the Property Tax Appeal Board are Nadeem Z. Alavi, 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: \$48,632
IMPR.: \$154,624
TOTAL: \$203,256

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 brick exterior construction that has 3,676 square feet of living area. The dwelling was built in 1998. The home features a full unfinished basement, central air conditioning, a fireplace and a 649 square foot attached garage. The subject property has a 10,910 square foot site. The subject property is located in Libertyville Township, Lake County.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument, the appellant submitted four comparable sales located from 343 feet to 1.43 miles from the subject. The comparables consist of two-story dwellings of brick exterior construction that were built from 1999 to 2005. The comparables have an unfinished basement, central air conditioning, a fireplace and a three-car garage. The dwellings range in size from 3,570 to 3,721 square feet of living area and are situated on sites

that range in size from 9,360 to 10,940 square feet of land area. The comparables sold from April 2018 to January 2020 for prices ranging from \$511,000 to \$546,000 or from \$138.07 to \$152.94 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 subject's final assessment of \$203,256. The subject's assessment reflects an estimated market value of \$617,987 or \$168.11 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% as determine by the Illinois Department of Revenue.

In support of the subject's assessment, the board of review submitted four comparable sales located from 163 to 1,497 feet from the subject. The comparables consist of two-story dwellings of brick exterior construction that were built from 1997 to 1999. The comparables have an unfinished basement; three comparables have central air conditioning, each comparable has 1 or 2 fireplaces and each comparable has an attached garage that contains 649 square feet of building area. The dwellings range in size from 3,293 to 3,730 square feet of living area and are situated on sites that range in size from 9,900 to 12,630 square feet of land area. The comparables sold from June 2018 to September 2019 for prices ranging from \$550,000 to \$650,000 or from \$155.90 to \$179.18 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 appellants did not meet this burden of proof and no reduction in the subject's assessment is warranted.

The parties submitted eight comparable sales for the Board's consideration. The Board gave less weight to comparables #2 and #4 submitted by the appellants due to their distant location in a different assessment neighborhood code when compared to the subject. Additionally, comparable #4 sold in January 2020, one year after the assessment date to be considered a reliable indicator of market value. The Board finds the remaining six comparable sales submitted by the parties are more similar when compared to the subject in location, land area, design, age, dwelling size, and features. These comparables sold from April 2018 to September 2019 for prices ranging from \$511,000 to \$650,000 or from \$138.07 to \$179.18 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$617,987 or \$168.11 per square foot of living area including land, which falls within the range established by the most similar comparable sales contained in this record. After considering adjustment to the comparables for differences to the subject, the board finds the subject's assessment is supported and a reduction 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: November 16, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Nadeem Z Alavi, by attorney:
Joan Vasquez
Property Tax Appeals, LLC
20063 North Rand Road
Palatine, IL 60074

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085