



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

APPELLANT: Zubin Tantra  
DOCKET NO.: 19-04067.001-R-1  
PARCEL NO.: 14-36-204-001

The parties of record before the Property Tax Appeal Board are Zubin Tantra, 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:** \$48,056  
**IMPR.:** \$279,206  
**TOTAL:** \$327,262

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 and frame construction with 7,286 square feet of living area. The dwelling was built in 1969 but has an effective age of 1992. Features of the home include a full basement, central air conditioning, two fireplaces, 8½ bathrooms, and two attached garages with a combined building area of 1,054 square feet. The property has a 41,030 square foot or .942-acre site and is located in Long Grove, Ela 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 improved with two-story dwellings of brick exterior construction ranging in size from 3,923 to 5,504 square feet of living area. The appellant reported that comparable #4 had 5,126 square feet of living area, however, the Multiple Listing Service (MLS) listing sheet for the comparable submitted by the appellant explained the

dwelling has 3,923 square feet of above ground living area and 1,203 square feet of finished area in the lower level. The Property Tax Appeal Board finds the above ground living area as the appropriate unit of comparison. The homes were built from 1990 to 2001. Each comparable has a full basement with finished area, central air conditioning, two fireplaces, 4½ or 5½ bathrooms, and a three-car or a four-car garage. The comparables have sites ranging in size from .99 to 1.67 acres and are located within .75 miles of the subject property. The sales occurred from April 2018 to June 2019 for prices ranging from \$700,000 to \$842,500 or from \$144.27 to \$178.43 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$283,305.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$327,262. The subject's assessment reflects a market value of \$995,020 or \$136.57 per square foot of living area, land included, when using the 2019 three-year average median level of assessment for Lake County of 32.89% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales improved with two-story dwellings of brick or brick and wood siding exterior construction ranging in size from 6,317 to 7,368 square feet of living area. The homes were built from 2002 to 2006. Each comparable has a full basement, central air conditioning and two to five fireplaces, 5 or 6 full bathrooms, 1 to 3 half-bathrooms, and an attached garage ranging in size from 1,104 to 1,210 square feet of building area. Comparable #1 has an inground swimming pool. The comparables have sites ranging in size from 40,310 to 84,940 square feet of land area and are located from approximately .12 to 2.84 miles of the subject property. The sales occurred from March 2018 to December 2018 for prices ranging from \$1,014,500 to \$1,860,000 or from \$160.60 to \$252.44 per square foot of living area, including land. The board of review explained in its submission the subject dwelling had a permit issued for \$960,000 in renovations and an addition in 2008-2011. A copy of the subject's property record card corroborated the issuance of the building permit in 2008.

### **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 record contains seven comparable sales submitted by the parties to support their respective positions. As an initial point, the subject property has an assessment reflecting a market value of \$136.57 per square foot of living area, including land, which is below the range established by all the comparables in this record on a per square foot basis, which in itself tends to support the conclusion the subject property is not overvalued. Nevertheless, the Board gives less weight to appellants' comparables due to differences in dwelling in size as the comparable dwellings are from approximately 26% to 46% smaller than the subject dwelling. The Board finds the comparables provided by the board of review are more similar to the subject in dwelling size,

however, each dwelling is newer than the subject dwelling, comparables #1 and #2 have significantly larger sites than the subject property, and comparable #1 has an inground swimming pool. A further difference is that each board of review comparable has fewer bathrooms than the subject property. Despite these dissimilarities, the Board gives more weight to the comparables provided by the board of review. These properties sold for prices ranging from \$1,014,500 to \$1,860,000 or from \$160.60 to \$252.44 per square foot of living area, land included. The subject's assessment reflects a market value of \$995,020 or \$136.57 per square foot of living area, including land, which is below the range established by the best comparable sales in this record and is appropriate considering the differences in ages, land area, and features. Based on this evidence the Board finds the assessment of the subject property as established by the board of review is correct and a reduction in the subject's assessment is not 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: 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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