



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

APPELLANT: Shashi K. & Gagan K. Singh, Trustees  
DOCKET NO.: 19-04071.001-R-1  
PARCEL NO.: 14-01-206-033

The parties of record before the Property Tax Appeal Board are Shashi K. & Gagan K. Singh, Trustees, the appellants, 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:** \$21,063  
**IMPR.:** \$180,453  
**TOTAL:** \$201,516

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellants 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 5,021 square feet of living area. The dwelling was built in 1994. Features of the home include an unfinished full basement, central air conditioning, two fireplaces and an attached four-car garage with 925 square feet of building area. The property has a 29,620 square foot site and is located in Mundelein, Ela Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on four comparable sales improved with two-story dwellings of brick exterior construction ranging in size from 3,120 to 4,205 square feet of living area. The homes were built from 1994 to 1997. Each comparable has a full basement with finished area, central air conditioning, one to three fireplaces, and a three-car or a four-car garage. The comparables have sites ranging in size from 40,310 to 49,280 square feet of land area and are

located within approximately 2.30 miles of the subject property. The sales occurred from March 2018 to July 2019 for prices ranging from \$447,000 to \$535,000 or from \$117.01 to \$146.65 per square foot of living area, including land. The appellants requested the subject's total assessment be reduced to \$179,982.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$201,516. The subject's assessment reflects a market value of \$612,697 or \$122.03 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 comparables, however, only comparable #2 was identified as having sold. Comparables #1 and #3 had no sales data and will not be further discussed. Comparable #2 is improved with a two-story dwelling of brick construction containing 4,432 square feet of living area. The home was built in 2004. Features of the property include an unfinished full basement, central air conditioning, three fireplaces, a swimming pool, and an attached garage with 1,220 square feet of building area. The comparable has 40,240 square feet of land area and is located approximately .18 miles from the subject property. This comparable sold in October 2020 for a price of \$750,000 or \$169.22 per square foot of living area, including land.

### **Conclusion of Law**

The appellants contend 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 a reduction in the subject's assessment is not warranted.

The record contains five 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 \$122.03 per square foot of living area, including land, which is below four of the five comparables in this record on a per square foot basis, which in itself tends to support the conclusion the subject property is not overvalued. Appellants' comparables #1 through #3 are significantly smaller than the subject dwelling, which diminishes the weight given these comparables. Board of review comparable #2 is most similar to the subject dwelling in size, however, this property sold in 2020, which calls into question its reliability as an indicator of market value as of January 1, 2019. Nevertheless, the Board finds the two comparables most similar to the subject dwelling in size include appellants' comparable #4 and board of review comparable #2, although each is smaller than the subject dwelling. These two properties sold for prices of \$535,000 and \$750,000 or for \$127.23 and \$169.22 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$612,697 or \$122.03 per square foot of living area, including land, which is within the overall price range but below the range established by the two best comparable sales in this record on a square foot basis, which is appropriate considering the differences in dwelling size, age, 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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APPELLANT

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COUNTY

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