



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

APPELLANT: Pravin Agarwal
DOCKET NO.: 19-04144.001-C-1 through 19-04144.002-C-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Pravin Agarwal, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Lake Forest; 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
19-04144.001-C-1	04-10-106-014	5,816	92,910	\$98,726
19-04144.002-C-1	04-10-106-015	6,094	92,632	\$98,726

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 two apartment buildings containing 12 apartments with a total of 7,168 square feet of building area. The buildings were constructed in 1974. The property has an 11,390 square foot site and is located in Winthrop Harbor, Benton Township, Lake County.¹

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on six comparable sales. The comparables have sites ranging in size from 25,700 to 44,000 square feet of land area that are improved with apartment buildings, five of which range in size from 7,072 to 12,000 square feet of building area. The comparables each have from 8 to 15 apartments and five of the comparables were constructed from 1961 to 1990. The comparables sold from February to December 2018 for prices ranging from \$240,000

¹ The Board finds the best evidence of the subject's age and features is the subject's Property Record Card (PRC) submitted by the board of review.

to \$652,500 or from \$24,000 to \$56,250 per apartment, including land. The appellant's submission included an affidavit from Jayesh Parekh revealing the subject property was not advertised prior to its July 2019 purchase.

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 \$98,726. The subject's assessment reflects a market value of \$300,170 or \$25,014 per apartment, 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 four comparable sales, one of which was also submitted by the appellant. The comparables have sites ranging in size from 11,326 to 29,564 square feet of land area that are improved with apartment buildings containing from 5,584 to 17,832 square feet of building area. The comparables each have from 6 to 20 apartments and five of the comparables were constructed from 1960 to 1968. The comparables sold from February 2017 to October 2019 for prices ranging from \$390,000 to \$796,000 or from \$39,800 to \$67,000 per apartment, including land. The board of review submitted a brief arguing the subject's July 2019 sale for \$639,101 was an arm's length transaction as documented by its PTAX-203 Illinois Real Estate Transfer declaration, a copy of which was submitted as evidence. The board of review also submitted a copy of a July 2019 mortgage by PDA Reality LLC for \$592,859.99.

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

The parties submitted a total of ten comparable sales for the Board's consideration, one of which was submitted by both parties. The Board gives less weight to the board of review's comparables #2 and #5, due to their sale dates occurring greater than 15 months prior to the January 1, 2019 assessment date at issue. The Board also gives less weight to the parties' common comparable, appellant #3 and board of review #3, due to the conflicting data presented by the parties. The appellant's evidence reveals the property's address as 2328 Gabriel Avenue and the building contains 9,600 square feet of building area. The board of review's evidence reveals the property's address as 2320 Gabriel Avenue and the building contains 7,680 square feet of building area. The Board finds the parties' remaining comparables are similar to the subject in some aspects and sold for prices ranging from \$240,000 to \$670,000 or from \$24,000 to \$67,000 per apartment, including land. The subject's assessment reflects a market value of \$300,170 or \$25,014 per apartment, including land, which falls within the range established by

the best comparable sales in the record. After considering adjustments to the best 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 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:

May 17, 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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