



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

APPELLANT: Gaurav Patki
DOCKET NO.: 19-04516.001-R-1
PARCEL NO.: 11-32-104-029

The parties of record before the Property Tax Appeal Board are Gaurav Patki, 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:

LAND: \$38,906
IMPR.: \$121,533
TOTAL: \$160,439

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 is improved with a two-story dwelling of brick exterior construction with 2,734 square feet of living area. The dwelling was built in 1998. Features of the home include an unfinished full basement, central air conditioning, one fireplace and an attached garage with 672 square feet of building area. The property has a site with approximately 9,730 square foot of land area and is located in Vernon Hills, Libertyville Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales improved with two-story dwellings of brick and frame construction ranging in size from 2,722 to 2,896 square feet of living area. The dwellings were built from 1998 to 2001. Each property has an unfinished full basement, central air conditioning, and an attached garage with either 505 or 688 square feet of building area. Two comparables each have one fireplace. These properties have sites ranging in size from 10,114 to

10,831 square feet of land area and are located in a different subdivision than the subject property. The sales occurred from February 2018 to January 2019 for prices ranging from \$452,500 to \$480,000 or from \$156.25 to \$171.00 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$153,089.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$160,439. The subject's assessment reflects a market value of \$487,805 or \$178.42 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 a copy of a Multiple Listing Service (MLS) listing sheet disclosing the subject property was purchased in July 2017 for a price of \$507,500. A copy of the subject's property record card provided by the board of review also disclosed the subject property sold in July 2017 for a price of \$507,500.

In further support of the assessment the board of review submitted information on four comparable sales improved with two-story dwellings with brick exteriors that range in size from 2,721 to 2,985 square feet of living area. The homes were built in 1998 or 2001, however, comparable #1 has an effective year built of 2003. Each comparable has an unfinished full basement, central air conditioning, and an attached garage ranging in size from 420 to 688 square feet of building area. Two comparables each have one fireplace. The comparables have sites ranging in size from 9,900 to 14,980 square feet of land area and comparables #1 through #3 are located in the same neighborhood as the subject property. The board of review submission included a map depicting the location of the comparables in relation to the subject property. The sales occurred from March 2018 to July 2018 for prices ranging from \$470,000 to \$550,000 or from \$170.02 to \$197.72 per square foot of living area, including land.

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 Board finds the best evidence of market value to be the purchase of the subject property and board of review comparable sales #1 through #3. The board of review disclosed the subject property was purchased in July 2017 for a price of \$507,500 or \$185.63 per square foot of living area, including land, which is above the market value of the subject property as reflected by the assessment. Board of review comparables #1 through #3 are most similar to the subject in location as well as being similar to the subject in style, age, size, and features. These three comparables sold for prices ranging from \$470,000 to \$538,000 or from \$172.73 to \$197.72 per square foot of living area, including land. The subject's assessment reflects a market value of \$487,805 or \$178.42 per square foot of living area, including land, which is within the range established by three of the best comparable sales in this record. Less weight was given the

remaining sales provided by the parties due to differences to the subject property in location. After considering the purchase of the subject property and the best comparable sales in this record, 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

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

APPELLANT

Gaurav Patki, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
13975 W. Polo Trail Drive
#201
Lake Forest, IL 60045

COUNTY

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