



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

APPELLANT: Jamal Farooqui
DOCKET NO.: 19-04533.001-R-1
PARCEL NO.: 11-29-201-038

The parties of record before the Property Tax Appeal Board are Jamal Farooqui, 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.: \$126,856
TOTAL: \$165,762

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 exterior construction with 2,816 square feet of living area. The dwelling was constructed in 2002. Features of the home include a basement, central air conditioning, a fireplace and a 430 square foot garage. The property has a 9,988 square foot site 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 located from .06 to .88 of a mile from the subject property, one of which is located within the same assessment neighborhood code as the subject. The comparables have sites that range in size from 10,114 to 10,831 square feet of land area. The comparables are improved with two-story dwellings of brick and frame exterior construction ranging in size from 2,722 to 2,896 square feet of living area. The dwellings were

built from 1998 to 2001. The comparables each have a basement, central air conditioning and a garage with either 505 or 688 square feet of building area. Two comparables each have a fireplace. The properties sold 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. Based on this evidence, the appellant requested the subject's assessment be reduced to \$155,803, which would reflect a market value of \$467,456 or \$166.00 per square foot of living area, including land, when using the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$165,762. The subject's assessment reflects a market value of \$503,989 or \$178.97 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 grid analysis and property record cards of the subject and five comparable sales. The comparables are located from .06 of a mile to 1.44 miles from the subject property, two of which are located within the same assessment neighborhood code as the subject. The board of review reported that its comparable #5 is shared with the appellant, which is the appellant's comparable #3. The comparables have sites that range in size from 9,900 to 12,630 square feet of land area. The comparables are improved with two-story dwellings of brick or wood siding exterior construction ranging in size from 2,681 to 3,304 square feet of living area. The dwellings were built from 1998 to 2002 with comparable #2 having a reported effective age of 2003. Each comparable has a basement and a garage that ranges in size from 410 to 688 square feet of building area. Four comparables have central air conditioning and three comparables each have a fireplace. The properties sold from April 2018 to January 2019 for prices ranging from \$480,000 to \$592,000 or from \$171.00 to \$210.74 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 appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains seven suggested comparable sales for the Board's consideration, as one sale was common to both parties. The Board gives less weight to board of review comparables #2 and #4 due to their distant locations from the subject being more than one mile away.

The Board finds the best evidence of market value to be the parties' remaining comparables, which includes the common comparable. These comparables are relatively similar to the subject in location, dwelling size, design, age and most features. The comparables sold from February 2018 to January 2019 for prices ranging from \$452,500 to \$565,000 or from \$156.25 to \$210.74 per square foot of living area, including land. The subject's assessment reflects a market value of

\$503,989 or \$178.97 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record both in terms of overall market value and on a price per square foot basis. After considering adjustments to the comparables for differences from the subject, the Board finds no reduction in the subject's estimated market value as reflected by its assessment 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: 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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