



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

APPELLANT: Subramanian Iyer
DOCKET NO.: 19-04553.001-R-1
PARCEL NO.: 11-28-108-076

The parties of record before the Property Tax Appeal Board are Subramanian Iyer, 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: \$55,928
IMPR.: \$136,708
TOTAL: \$192,636

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 wood siding exterior construction with 3,247 square feet of living area. The dwelling was constructed in 2003. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 598 square foot garage. The property has an 11,495 square foot site and is located in Libertyville, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on seven comparable sales located in Vernon Hills and from .16 to 1.29 miles from the subject property. The comparables have sites that range in size from 10,020 to 15,194 square feet of land area. The comparables are improved with two-story dwellings of brick and frame exterior construction ranging in size from 3,195 to 3,747 square feet of living area. The dwellings were built from 1999 to 2003. Each comparable has an

unfinished basement, central air conditioning and a garage that ranges in size from 620 to 722 square feet of building area. Five comparables have either one or two fireplaces. These properties sold from March 2018 to July 2019 for prices ranging from \$505,000 to \$680,000 or from \$150.96 to \$181.48 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$181,814, which would reflect a market value of \$545,497 or \$168.00 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 \$192,636. The subject's assessment reflects a market value of \$585,698 or \$180.38 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 five comparable sales located in Vernon Hills, one of which is within the subject's neighborhood. The board of review's comparables #1, #2 and #3 are duplicates of the appellant's comparables #5, #6 and #7, respectively, which were previously described. The board of review reported that its comparables #4 and #5 have sites containing 10,020 and 10,740 square feet of land area. These two comparables are improved with two-story dwellings of wood siding or brick exterior construction that were built in 2002 and 2004 and contain 2,681 and 3,517 square feet of living area, respectively. Each comparable has an unfinished basement, central air conditioning, either one or two fireplaces and a garage containing 410 or 653 square feet of building area. These properties sold in June and August 2018 for prices of \$565,000 and \$665,000 or for \$189.08 and \$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 nine suggested comparable sales for the Board's consideration, as three comparables are common to both parties. The Board has given less weight to board of review comparable #4 due to its smaller dwelling size when compared to the subject. The Board finds the best evidence of market value to be the parties' remaining comparables, which are relatively similar to the subject in location, dwelling size, design, age and most features. These properties sold from March 2018 to July 2019 for prices ranging from \$505,000 to \$680,000 or from \$150.96 and \$189.08 per square foot of living area, including land. The subject's assessment reflects a market value of \$585,698 or \$180.38 per square foot of living area, including land, which falls within the range established by the best comparables in the record. After considering adjustments to the comparables for differences when compared to 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: March 15, 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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