



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

APPELLANT: Srikant Dronamraju
DOCKET NO.: 19-04593.001-R-1
PARCEL NO.: 14-04-201-126

The parties of record before the Property Tax Appeal Board are Srikant Dronamraju, 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: \$45,281
IMPR.: \$155,789
TOTAL: \$201,070

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 2-story dwelling of frame construction containing 3,342 square feet of living area. The dwelling was built in 2016. Features of the home include an unfinished basement, central air conditioning, a fireplace, and an attached garage with 545 square feet of building area. The property has a 14,366-square foot site and is located in Hawthorn Woods, Ela Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on six comparable sales located from .02 to .43 of a mile from the subject and in the same assessment neighborhood code as the subject property.¹ The comparables have sites ranging in size from 7,797 to 14,667 square feet of land area and are

¹ The appellant submitted information on seven properties, however, comparables #5 and #6 are the same property. For clarity, the Board has renumbered the comparables on appellant's second grid as comparables #6 and #7.

improved with 2-story dwellings of frame construction that range in size from 2,881 to 3,345 square feet of living area. The dwellings were built from 2015 to 2017. Each comparable has an unfinished basement, central air conditioning, and an attached garage ranging in size from 521 to 770 square feet of building area. Four comparables each have a fireplace. The comparables sold from December 2017 to May 2019 for prices ranging from \$475,000 to \$581,358 or from \$147.29 to \$177.02 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's total assessment be reduced.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$201,067. The subject's assessment reflects a market value of \$611,332 or \$182.92 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 ten comparable sales located from .16 to .50 of a mile from the subject and within the same assessment neighborhood code as the subject property. The comparables have parcels ranging in size from 8,908 to 20,704 square feet of land area and are improved with 2-story dwellings of frame construction that range in size from 3,180 to 3,354 square feet of living area. The dwellings were built from 2015 to 2019. Each dwelling has an unfinished basement, with three having a walkout feature and four having a lookout feature. Each home also has central air conditioning and an attached garage ranging in size from 486 to 765 square feet of building area. Nine comparables each have a fireplace. The comparables sold from April 2018 to December 2019 for prices ranging from \$575,228 to \$625,892 or from \$180.04 to \$187.11 per square foot of living area, including land. The board of review also submitted a property record card for the subject and photos and schematic drawings of each comparable property. Based on this evidence, the board of review requested the assessment be sustained.

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 parties submitted a total of sixteen comparable sales (excluding the appellant's duplicate comparable) for the Board's consideration. The parties' comparables present varying degrees of similarity to the subject property. Nevertheless, the Board gave less weight to appellant's comparable #4 and #7 based on their smaller dwelling sizes, being approximately 12% and 15% smaller when compared to the subject dwelling. The Board also gave less weight to appellant's comparables #2 and #5 based on their sale dates in 2017 which is less proximate in time to the subject's January 1, 2019 assessment date at issue when compared to the remaining comparables in the record. Finally, the Board gave less weight to board of review comparables #2, #3, and #6 based on their superior walkout basements style which the subject lacks.

The Board finds the best evidence of market value to be appellant's comparables #1 and #3, along with board of review comparables #1, #4, #5, and #7 through #10. These best comparables in the record are similar to the subject in location, design, age, dwelling size, and most features. These comparables sold from April 2018 to December 2019 for prices ranging from \$475,000 to \$625,892 or from \$147.29 to \$187.11 per square foot of living area, including land. The subject's assessment reflects a market value of \$611,332 or \$182.92 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. After considering adjustments to the comparables for differences from the subject, the Board finds that the assessment of the subject property as established by the board of review is supported and no reduction 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:

February 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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