



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

APPELLANT: Ali and Taquia Razvi
DOCKET NO.: 19-04638.001-R-1
PARCEL NO.: 16-09-110-006

The parties of record before the Property Tax Appeal Board are Ali and Taquia Razvi, the appellants, 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 ***a reduction*** 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: \$65,366
IMPR.: \$149,634
TOTAL: \$215,000

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 with a brick exterior containing 3,142 square feet of living area. The dwelling was built in 1977. Features of the home include a full basement finished with a recreation room, central air conditioning, one fireplace and an attached garage with 483 square feet of building area. The property has a site with 12,750 square feet of land area and is located in Lake Forest, West Deerfield Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on six comparable sales improved with a 1.75-story dwelling and five, 2-story dwellings of wood siding or brick and wood siding exteriors. The homes were built from 1967 to 1988. Two comparables have partial or full basements with one having a recreation room. Four comparables have slab foundations. Each property has central air conditioning, one or two fireplaces and an attached garage ranging in size from 484 to 572

square feet of building area. The comparables have sites ranging in size from 12,410 to 20,410 square feet of land area and are located in the same neighborhood as the subject property. The sales occurred from June 2018 to June 2019 for prices ranging from \$425,000 to \$668,500 or from \$163.46 to \$221.35 per square foot of living area, land included. The appellants provided a copy of the Multiple Listing Service (MLS) listing for comparable #6 describing the home as having many updates and an extra lot with a separate parcel number (PIN). The appellants requested the subject's assessment be reduced to \$190,596.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$225,635. The subject's assessment reflects a market value of \$686,029 or \$218.34 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 four comparable sales that are the same properties as appellant's comparable sales #3, #4, #2 and #6, respectively.

Conclusion of Law

The appellants contend 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 appellants met this burden of proof and a reduction in the subject's assessment is warranted.

The record has six comparable sales with four comparables being submitted by both parties. The Board finds the best overall comparable with respect to age, size, and features to be appellants' comparable #1 that sold in May 2019 for a price of \$507,000 or \$168.55 per square foot of living area, including land. The Board finds the second best comparable to be appellants' comparable #6/board of review comparable #4 as this property has a basement foundation like the subject property although the basement is unfinished. This property is improved with a smaller dwelling than the subject dwelling and the MLS listing describes the property as having a separate PIN, although no size was provided for the parcel. This property sold in June 2018 for a price of \$577,500 or \$221.35 per square foot of living area, including land. The four remaining comparables are similar to the subject dwelling in most respects with the exception each has a slab foundation unlike the subject's full basement with a recreation room. These four properties sold for prices ranging from \$425,000 to \$668,500 or from \$163.46 to \$199.43 per square foot of living area, including land. The Board finds these comparables would require an upward adjustment to account for their inferior foundations when contrasted to the subject's foundation. The subject's assessment reflects a market value of \$686,029 or \$218.34 per square foot of living area, including land, which is above the overall price range established by the comparables. Only one sale has a unit price or price per square foot greater than that reflected by the subject's assessment and this property is described as having an additional parcel. Considering the upward adjustments that would be justified for those comparables that have slab foundations and

the downward adjustment to the comparable that has an addition parcel, the Board finds a reduction in the subject's assessment is 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: 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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