



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

APPELLANT: Michael Bulchand
DOCKET NO.: 19-04641.001-R-1
PARCEL NO.: 16-08-204-014

The parties of record before the Property Tax Appeal Board are Michael Bulchand, 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 **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.: \$104,709
TOTAL: \$170,075

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 wood siding exterior construction with 2,678 square feet of living area. The dwelling was constructed in 1972. Features of the home include an unfinished basement, central air conditioning, one fireplace and a 484 square foot garage. The property has a 12,750 square foot site and is located in Lake Forest, West Deerfield Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on five comparable sales located within .35 miles from the subject.¹ The comparables are described as 1.75-story or 2-story dwellings of wood siding or brick and wood siding exterior construction that range in size from 2,400 to 3,008 square feet of

¹ The Board finds the appellant did not report sales data for comparable #3 which does not address the overvaluation argument and will not be further considered in this analysis.

living area. The dwellings were built from 1967 to 1977 and are situated on sites ranging in size from 12,410 to 21,390 square feet of land area. Two comparables have concrete slab foundations and three comparables have basements, one of which has a recreation room. Each comparable has central air conditioning, one or two fireplaces, and a garage ranging size from 484 to 572 square feet of building area. The appellant submitted a Multiple Listing Service (MLS) sheet associated with comparable sale #6 which disclosed it was a contemporary home that sold with an extra lot and has a separate parcel identification number. The comparables sold from June 2018 to June 2019 for prices ranging from \$425,000 to \$577,500 or from \$163.46 to \$221.35 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$191,481. The subject's assessment reflects an estimated market value of \$582,186 or \$217.40 per square foot of living area, including land, when applying the 2019 three-year average median level of assessment for Lake County of 32.89%.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales that were submitted and described by the appellant as comparables #6, #4 and #5, respectively. 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains five comparable sales for the Board's consideration as three comparables were common to both parties. The Board gives less weight to appellant's comparables #1 and appellant's comparable #4/board of review comparable #2 which have concrete slab foundations in comparison to the subject's basement foundation. The Board also gave less weight to the appellant's comparable #6/board of review comparable #1 as it sold with an extra lot unlike the subject.

The Board finds the best evidence of market value to be appellant's comparable #2 and appellant's comparable #5/board of review comparable #3. These two comparables are relatively similar to the subject in location, year built, dwelling size and some features. These comparables sold in May 2019 and September 2018 for prices of \$507,000 and \$510,000 or \$168.55 and \$212.50 per square foot of living area, including land, respectively. The subject's assessment reflects an estimated market value of \$582,186 or \$217.40 per square foot of living area, including land, which falls above the two best comparable sales in this record. Based on this evidence and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is not supported and a reduction in the subject's 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:

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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