



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

APPELLANT: Subodh Raniwala
DOCKET NO.: 19-04836.001-R-1
PARCEL NO.: 09-23-306-025

The parties of record before the Property Tax Appeal Board are Subodh Raniwala, 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: \$14,545
IMPR.: \$38,285
TOTAL: \$52,830

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 bi-level/raised ranch style dwelling with an aluminum siding exterior containing 768 square feet of above ground living area. The dwelling was built in 1962 but has an effective year built of 1990. Features of the property a lower level with 576 square feet of finished area, central air conditioning, one fireplace, and a detached garage with 440 square feet of building area. The property has a 9,810 square foot site and is located in Wauconda, Wauconda 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 improved with bi-level/raised ranch style dwellings with aluminum or vinyl siding exteriors that range in size from 999 to 1,136 square feet of above ground living area. The homes were constructed in 1962 and 1964 but have effective years-built ranging from 1964 to 1994. Each comparable has a lower level with a

recreation room ranging in size from 749 to 899 square feet, and central air conditioning. One comparable has a fireplace and four comparables have either an attached or detached garage ranging in size from 480 to 748 square feet of building area. Each comparable is located in the same neighborhood as the subject with sites ranging in size from 6,440 to 10,320 square feet of land area. The sales occurred from January 2017 to December 2017 for prices ranging from \$160,500 to \$190,000 or from \$156.85 to \$176.88 per square foot of above ground living area. The appellant requested the subject's assessment be reduced to \$48,635.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$52,830. The subject's assessment reflects a market value of \$160,626 or \$209.15 per square foot of above ground 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 three comparable sales improved with one ranch style dwelling and two bi-level/raised ranch style dwellings with vinyl or aluminum siding exteriors ranging in size from 768 to 936 square feet of above ground living area. The homes were built in 1961 and 1962 and have effective years-built ranging from 1970 to 1987. Two comparables have basements and two comparables have lower level or basement finished area. Each property has central air conditioning, one comparable has a fireplace, and each property has an attached or detached garage ranging in size from 440 to 560 square feet of living area. Two of the comparables are located in the same neighborhood as the subject property. The comparables have sites ranging size ranging from 8,500 to 17,650 square feet of land area. The sales occurred from April 2018 to September 2019 for prices ranging from \$177,500 to \$213,000 or from \$199.79 to \$277.34 per square foot of above ground living area, including land.

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 appellant provided five comparable sales that are improved with homes larger than the subject dwelling and sold in 2017, not as proximate in time to the assessment date as the sales provided by the board of review. Nevertheless, the appellant's comparables sold for prices ranging from \$160,500 to \$176,500 and the subject's assessment reflects a market value of \$160,626, which is within the overall price range of the appellant's comparables. The subject's assessment reflects a value above the range of the appellant's comparables on a per square foot base, which is justified considering the subject dwelling's smaller size in relation to the appellant's comparables.

The Board finds the board of review comparables are more similar to the subject dwelling in above ground living area than the comparables provided by the appellant and sold more

proximate in time to the assessment date than the comparables provided by the appellant. These three comparables sold for prices ranging from \$177,500 to \$213,000 or from \$199.79 to \$277.34 per square foot of above ground living area, including land. The subject's assessment reflects a market value of \$160,626 or \$209.15 per square foot of above ground living area, including land, which is below the overall price range but within the range on a square foot basis as established by the board of review comparable sales. These sales demonstrate the subject property is not overvalued.

Based on this evidence the Board finds the assessment of the subject property as established by the board of review is correct and a reduction in the subject's assessment is not 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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APPELLANT

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