



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

APPELLANT: Bashir Iqbal
DOCKET NO.: 19-05191.001-R-1
PARCEL NO.: 14-17-101-021

The parties of record before the Property Tax Appeal Board are Bashir Iqbal, 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: \$13,392
IMPR.: \$148,800
TOTAL: \$162,192

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 exterior construction with 3,114 square feet of living area. The dwelling was constructed in 1993. Features of the home include an unfinished basement, central air conditioning, two fireplaces and a 459 square foot garage. The property has a 10,019 square foot site and is located in Lake Zurich, Ela Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted a brief along with information on five comparable sales. In the brief, the appellant acknowledges that only comparables #2 and #5 are located within the same assessment neighborhood code as the subject. Furthermore, the appellant argues that the garages of four of the comparables are larger than the subject's garage and similarly decks/patios/porches are larger than the subject's amenity. Finally, it was asserted that comparable #2 was rehabbed in 2012

based on the attached Multiple Listing Service (MLS) data sheet. The comparables are located from .16 of a mile to 1.19-miles from the subject. The parcels range in size from 10,019 to 20,595 square feet of land area which have been improved with two-story dwellings of frame exterior construction. The dwellings were built from 1987 to 2003 and range in size from 2,480 to 3,589 square feet of living area. Each dwelling has an unfinished basement, central air conditioning, one or two fireplaces and a garage ranging in size from 441 to 627 square feet of building area. The comparables sold from December 2017 to June 2019 for prices ranging from \$354,000 to \$490,000 or from \$131.71 to \$168.84 per square foot of living area, including land.

Based on this evidence and argument, the appellant requested a reduced total assessment of \$142,192, which would reflect a market value of \$426,619 or \$137.00 per square foot of living area, including land, when applying 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 \$162,192. The subject's assessment reflects a market value of \$493,135 or \$158.36 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 six comparable properties, although comparable #6 has no sale information and therefore has not been further considered in this overvaluation argument. Board of review comparable #2 is the same property as appellant's comparable #5. These five comparable sales are located from .17 to .68 of a mile from the subject. The parcels range in size from 9,780 to 19,109 square feet of land area which have been improved with two-story dwellings of frame or brick and frame exterior construction. The dwellings were built from 1979 to 1996 with the oldest dwelling having an effective date of construction of 1998. The homes range in size from 2,606 to 3,207 square feet of living area. Each dwelling has an unfinished basement, central air conditioning and a garage ranging in size from 506 to 725 square feet of building area. Four dwellings each have one or two fireplaces. The comparables sold from July 2017 to September 2018 for prices ranging from \$437,000 to \$595,000 or from \$162.33 to \$196.11 per square foot of 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 parties submitted a total of nine comparable sales, one of which was common to both parties, to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to the appellant's comparable #2 and board of review comparables #1 and #5, each of which sold in 2017, a date more remote in time from the valuation date of January 1, 2019 and thus less likely to be indicative of the subject's estimated market value. The

Board has given reduced weight to appellant's comparable #1 and #4, each of which are located more than one mile distant from the subject.

The Board finds the best evidence of market value to be appellant's comparable sales #3 and #5 along with board of review comparable sales #2, #3 and #4, which includes the parties' common comparable. These four most similar comparables sold from June 2018 to June 2019 for prices ranging from \$354,000 to \$590,000 or from \$142.74 to \$184.03 per square foot of living area, including land. The subject's assessment reflects a market value of \$493,135 or \$158.36 per square foot of living area, including land, which is within the range established by the best comparable sales in this record and is well-supported by the best comparable property in the record, board of review comparable #3, which is most similar to the subject in age, dwelling size and several features. Based on this evidence and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds 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: July 19, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Bashir Iqbal, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
13975 W. Polo Trail Drive
#201
Lake Forest, IL 60045

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085