



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

APPELLANT: Mohammad Tariq
DOCKET NO.: 19-05218.001-R-1
PARCEL NO.: 14-11-408-005

The parties of record before the Property Tax Appeal Board are Mohammad Tariq, 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: \$33,526
IMPR.: \$177,786
TOTAL: \$211,312

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 frame and brick exterior construction with 4,416 square feet of living area. The dwelling was constructed in 2003. Features of the home include an unfinished walk-out basement, central air conditioning, two fireplaces, four full baths, one half bath and a 732 square foot garage. The property has a 40,075 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 four comparable sales located from .14 to .33 of a mile from the subject property and within the same assessment neighborhood code as the subject. The comparables have sites that range in size from 39,863 to 43,560 square feet of land area and are improved with two-story dwellings of frame or brick exterior construction ranging in size from 3,714 to 3,966 square feet of living area. The dwellings were built from 1986 to 2003. The

comparables each have an unfinished basement, one of which is a walk-out. Each comparable has central air conditioning, a fireplace, three full baths and a garage that ranges in size from 690 to 768 square feet of building area. Three comparables have either one or two half baths and one comparable has a gazebo and a shed. The properties sold from May 2017 to May 2019 for prices ranging from \$500,000 to \$568,000 or from \$130.79 to \$144.59 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$198,700, which would reflect a market value of \$596,160 or \$135.00 per square foot of living area, including land, when using 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 \$211,312. The subject's assessment reflects a market value of \$642,481 or \$145.49 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 located from .07 to .30 of a mile from the subject property and within the same assessment neighborhood code as the subject. The board of review's comparables #1 and #2 are duplicates of the appellant's comparables #2 and #3, respectively. The comparables have sites that range in size from 40,075 to 43,560 square feet of land area and are improved with two-story dwellings of frame or brick exterior construction ranging in size from 3,266 to 4,503 square feet of living area. The dwellings were built from 2002 to 2004. The comparables each have an unfinished basement, central air conditioning, a fireplace, two or three full baths, one half bath and a garage that ranges in size from 660 to 713 square feet of building area. The properties sold from June 2018 to August 2020 for prices ranging from \$555,000 to \$685,000 or from \$139.94 to \$172.99 per square foot of living area, including land. 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains a total of six suggested comparable sales for the Board's consideration, as two comparables were common to both parties. The Board has given less weight to the appellant's comparables #1 and #4 as their sales occurred in 2017, which are dated and less likely to be indicative of the subject's market value as of January 1, 2019. The Board has given reduced weight to the board of review comparable #3 due to its considerably smaller dwelling size when compared to the subject dwelling and to board of review comparable #4 as its sale occurred 20 months after the assessment date at issue.

The Board finds the best evidence of market value to be the parties' two common comparables. These two properties sold proximate in time to the assessment date at issue and are similar to the

subject in location, design and age. However, the Board finds each comparable has a smaller dwelling size, a smaller basement size, a smaller garage size, fewer bathrooms and fewer fireplaces when compared to the subject. Nevertheless, these comparables sold in April and May 2019 for prices of \$555,000 and \$568,000 or for \$139.94 and \$143.65 per square foot of living area, including land. The subject's assessment reflects a market value of \$642,481 or \$145.49 per square foot of living area, including land, which falls above the range established by the best comparable sales in the record but appears to be logical given its larger dwelling size and superior features. Therefore, after considering adjustments to the comparables for differences, when compared to the subject, the Board finds no reduction in the subject's estimated market value as reflected by its 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:

April 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

Mohammad Tariq, 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