



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

APPELLANT: Imran & Tayyaba Iqbal
DOCKET NO.: 19-05291.001-R-1
PARCEL NO.: 15-21-101-037

The parties of record before the Property Tax Appeal Board are Imran & Tayyaba Iqbal, the appellants; 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: \$41,799
IMPR.: \$125,205
TOTAL: \$167,004

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 of vinyl and aluminum siding exterior construction with 2,533 square feet of living area. The dwelling was constructed in 1988. Features of the home include a basement with finished area, central air conditioning, a fireplace and a 420 square foot garage. The property has a 9,152 square foot site and is located in Buffalo Grove, Moraine Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument, the appellants submitted information on four comparable sales located from 260 feet to .70 of a mile from the subject property. The appellants reported that the comparables have sites that range in size from 2,115 to 3,221 square feet of land area and are improved with two-story dwellings of aluminum siding and brick, brick and cedar or vinyl siding and brick exterior construction ranging in size from 2,115 to 2,517 square feet of living area. The dwellings were built from 1987 to 1990. The appellants reported that each comparable has a basement, two of which have

finished area. Each comparable has central air conditioning, a fireplace and a garage with 420 or 440 square feet of building area. The properties sold from September 2019 to March 2020 for prices ranging from \$405,000 to \$444,000 or from \$176.00 to \$195.04 per square foot of living area, including land.¹ The appellants also reported that the subject property was purchased on August 1, 2017 for a price of \$487,500. Based on this evidence, the appellants 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 \$167,004. The subject's assessment reflects a market value of \$507,765 or \$200.46 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 response to the appeal, the board of review asserted that three of the four comparables presented by the appellants had sales that occurred in 2020. The board of review also restated that the subject property sold in 2017 for a price of \$487,500.

In support of its contention of the correct assessment, the board of review submitted information on three comparable sales located from .45 to .76 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 15,010 to 17,814 square feet of land area and are improved with two-story dwellings of frame exterior construction with 2,549 or 2,714 square feet of living area. The dwellings were built in 1990 or 1991. The comparables each have an unfinished basement, central air conditioning and a garage with 420 or 651 square feet of building area. Two comparables each have a fireplace. The properties sold from April 2018 to May 2019 for prices ranging from \$491,000 to \$547,000 or from \$192.62 to \$202.04 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 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains a total of seven suggested comparable sales for the Board's consideration. The Board has given less weight to the appellants' comparables #1, #2 and #3 as the sales occurred less proximate in time to the assessment date at issue than the other comparable sales in the record and, thus, less likely to be reflective of the subject's market value as of January 1, 2019.

¹ The appellants provided web-based photographs associated with the sales of each of their comparables, depicting the sale date and sale price of each property. The appellants reported in their grid analysis that comparable #3 with an address of 44 Chestnut Ter. sold on September 5, 2019 for a price of \$440,000, which differs from the web-based photograph for this property depicting a sale date of September 23, 2019 for a price of \$444,000.

The Board finds the best evidence of market value to be the appellants' comparable #3 and the comparables submitted by the board of review. These comparables sold more proximate in time to the assessment date at issue and are similar to the subject in location, dwelling size, design, age and some features. However, the Board finds none of these comparables have a finished basement like the subject. The comparables sold from April 2018 to September 2019 for prices ranging from \$444,000 to \$547,000 or from \$176.40 to \$202.04 per square foot of living area, including land. The subject's assessment reflects a market value of \$507,765 or \$200.46 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record both in terms of overall market value and on a price per square foot basis. 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

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