



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

APPELLANT: Shubhanker Chowdhury
DOCKET NO.: 19-05315.001-R-1
PARCEL NO.: 15-21-207-011

The parties of record before the Property Tax Appeal Board are Shubhanker Chowdhury, 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: \$34,185
IMPR.: \$126,791
TOTAL: \$160,976

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 wood siding exterior construction with 2,475 square feet of living area. The dwelling was constructed in 1996. Features of the home include a basement with a recreation room, central air conditioning, one fireplace and a 506 square foot garage. The property has approximately a 9,150 square foot site and is located in Buffalo Grove, Vernon 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 .12 to 2.76 miles from the subject. The comparables have sites that range in size from 1,869 to 14,375 square feet of land area and are improved with two-story dwellings of frame exterior construction that were built from 1995 to 1997. The dwellings range in size from 2,123 to 3,001 square feet of living area. The comparables have basements with two having finished area. Each comparable has

central air conditioning, one fireplace and a garage ranging in size from 420 to 680 square feet of building area. The comparables sold from February 2018 to January 2019 for prices ranging from \$355,000 to \$545,000 or from \$162.18 to \$186.06 per square foot of living area, including land. The appellant further noted the differences in location and features between the subject and the comparables. 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 \$160,976. The subject's assessment reflects a market value of \$489,438 or \$197.75 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 rebuttal, the board of review noted the appellant's comparable dwellings are either too large or too small when compared to the subject.

In support of its contention of the correct assessment, the board of review submitted information on five comparable sales located from .16 to .88 miles from the subject. Comparables #3, #4 and #5 have sites ranging in size from 10,470 to 15,590 square feet of land area. The five comparables are described as two-story dwellings of brick or wood siding exterior construction that were built from 1987 to 2012. The dwellings range in size from 2,234 to 2,571 square feet of living area. The comparables have basements with three having recreation rooms. Each comparable has central air conditioning, one fireplace, and a garage ranging in size from 440 to 483 square feet of building area. The comparables sold from April to December 2019 for prices ranging from \$460,000 to \$502,500 from \$193.68 to \$213.91 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 no reduction in the subject's assessment is warranted.

The record contains nine suggested comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables due to their distant location, difference in dwelling size and/or unfinished basement when compared to the subject. The Board gives less weight to board of review comparables #1 and #2 which are newer dwellings with unfinished basements when compared to the subject.

The Board finds the best evidence of market value to be board of review comparables #3, #4 and #5 which are overall more similar to the subject in location, age, dwelling size and features. These comparables sold from June to December 2019 for prices ranging from \$460,000 to \$502,500 or from \$193.68 to \$210.38 per square foot of living area, including land. The subject's

assessment reflects a market value of \$489,438 or \$197.75 per square foot of living area, including land, which is within the range established by the best comparables in the record. Based on this evidence and after considering adjustments to the comparable sales for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported 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:

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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COUNTY

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