



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

APPELLANT: Ranga Srinivasan
DOCKET NO.: 19-05329.001-R-1
PARCEL NO.: 15-20-303-003

The parties of record before the Property Tax Appeal Board are Ranga Srinivasan, 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: \$32,491
IMPR.: \$161,856
TOTAL: \$194,347

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 3,332 square feet of living area. The dwelling was constructed in 1995. Features of the home include a basement with finished area, central air conditioning, two fireplaces and a 660 square foot garage. The property has a 19,166 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 five comparable sales located within .22 miles from the subject. The comparables have sites that range in size from 10,454 to 16,117 square feet of land area and are improved with two-story dwellings of frame exterior construction that were built from 1995 to 2000. The dwellings range in size from 2,802 to 3,647 square feet of living area. The comparables have basements with four having finished area. Each comparable has central air

conditioning and a garage ranging in size from 639 to 682 square feet of building area. Four comparables each have one fireplace. The appellant noted differences in features between the subject and the comparables. The appellant's evidence disclosed comparable #1 was rehabbed in 2016. The comparables sold from March to December 2018 for prices ranging from \$510,000 to \$575,000 or from \$149.44 to \$203.43 per square foot of living area, including land. 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 \$194,347. The subject's assessment reflects a market value of \$590,890 or \$177.34 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 five comparable sales. Board of review comparables #4 and #5 were duplicates of appellant's comparables #4 and #5. The comparables have sites ranging in size from 10,450 to 18,730 square feet of land area and are improved with two-story dwellings of wood siding or wood siding and brick exterior construction that were built in 1995 or 1997. The dwellings range in size from 2,802 to 3,590 square feet of living area and have basements with recreation rooms. Each comparable features central air conditioning and a garage ranging in size from 639 to 660 square feet of building area. Three comparables each have one or two fireplaces; one comparable has a metal utility shed; and one comparable has an inground swimming pool. The comparables sold from January 2018 to December 2019 for prices ranging from \$505,000 to \$655,000 or from \$176.96 to \$203.43 per square foot of living area, including land. The board of review noted the subject has the largest lot of all the comparables in the record. 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 eight suggested comparable sales for the Board's consideration, two of which are common to both parties. The Board finds all the comparables each have a smaller site than the subject while being relatively similar to the subject in location, style, age, dwelling size and some features. Nevertheless, the Board gives less weight to appellant's comparable #3 which has an unfinished basement and board of review comparable #3 which has an inground swimming pool unlike the subject.

The Board finds the best evidence of the subject's market value to be the remaining comparables in the record which includes the two common comparables. These comparables sold from March 2018 to December 2019 for prices ranging from \$520,000 to \$655,000 or from \$149.44 to \$203.43 per square foot of living area, including land. The subject's assessment reflects a market

value of \$590,890 or \$177.34 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 best comparable sales for differences when compared to the subject, the Board finds the appellant failed to prove by a preponderance of the evidence that a reduction in the subject's assessment is justified based on overvaluation.

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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