



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

APPELLANT: Anand Dandapani  
DOCKET NO.: 19-05336.001-R-1  
PARCEL NO.: 15-17-414-010

The parties of record before the Property Tax Appeal Board are Anand Dandapani, 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:** \$44,525  
**IMPR.:** \$176,675  
**TOTAL:** \$221,200

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 and brick exterior construction with 4,174 square feet of living area. The dwelling was constructed in 1991. Features of the home include a basement with a recreation room area, central air conditioning, two fireplaces and a 775 square foot garage.<sup>1</sup> The property has a 15,000 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 within .31 miles from the subject. The comparables have sites that range in size from 15,308 to 16,500 square feet of land area and are improved with two-story dwellings of frame or brick and frame exterior

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<sup>1</sup> The board of review's evidence indicates the subject has a recreation room in the basement which was unrefuted by the appellant.

construction that were built from 1990 to 1999. The dwellings range in size from 3,366 to 4,614 square feet of living area and have basements with two having finished area. Each comparable has central air conditioning, one or three fireplaces and a garage ranging in size from 672 to 750 square feet of building area. The appellant noted differences in features between the subject and the comparables. The comparables sold from April 2018 to July 2019 for prices ranging from \$585,000 to \$667,500 or from \$144.67 to \$173.80 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 \$221,200. The subject's assessment reflects a market value of \$672,545 or \$161.13 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 within .31 miles from the subject. Board of review comparables #2, #3 and #4 are duplicates of appellant's comparables #3, #4, and #2, respectively. The comparables have sites ranging in size from 15,000 to 15,470 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 from 1990 to 1999. The dwellings range in size from 3,366 to 3,883 square feet of living area and have basements with three having finished area. Each comparable features central air conditioning, one to three fireplaces, and a garage ranging in size from 672 to 720 square feet of building area. The comparables sold from April 2018 to July 2019 for prices ranging from \$525,000 to \$638,000 or from \$154.96 to \$173.08 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 five suggested comparable sales for the Board's consideration, three of which are common to both parties. The Board gives less weight to appellant's comparables #2 and #4 which are board of review comparables #4 and #3, respectively, due to their considerably smaller dwelling sizes when compared to the subject.

The Board finds the best evidence of the subject's market value to be appellant's comparable #1, board of review comparable #1 and appellant's comparable #3/board of review #2. These comparables are overall more similar to the subject in location, age, dwelling size and most features. However, two comparables lack finished basement area unlike the subject. The comparables sold from September to December 2018 for prices ranging from \$617,500 to \$667,500 or from \$144.67 to \$168.53 per square foot of living area, including land. The subject's

assessment reflects a market value of \$672,545 or \$161.13 per square foot of living area, including land, which is within the range established by the best comparables in the record on a square foot basis but above on an overall market value basis. Based on this evidence and after considering adjustments to the best comparable sales for differences including basement finish 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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COUNTY

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