



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

APPELLANT: Sreekanth Surapaneni
DOCKET NO.: 19-05385.001-R-1
PARCEL NO.: 15-23-205-024

The parties of record before the Property Tax Appeal Board are Sreekanth Surapaneni, 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: \$45,020
IMPR.: \$65,949
TOTAL: \$110,969

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 one-story dwelling of frame construction with 1,754 square feet of living area. The dwelling was constructed in 1956 but has a 1961 effective age. Features of the home include a crawl-space foundation, central air conditioning, a fireplace and an attached 440 square foot garage. The property has a 20,910 square foot site and is located in Lincolnshire, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on seven comparable sales that are located from .11 to .69 of a mile from the subject. The comparables have sites ranging in size from 20,038 to 22,216 square feet of land area that are improved with one-story dwellings of frame construction containing from 1,450 to 2,059 square feet of living area. The homes were built from 1956 to 1965, with one home built in 1957 having a 1958 effective age. Six of the comparables have central air

conditioning, each comparable has a fireplace and each comparable has an attached garage ranging in size from 440 to 616 square feet of building area. The comparables sold from March 2017 to April 2019 for prices ranging from \$278,000 to \$425,000 or from \$166.86 to \$216.97 per square foot of living area, including land. The appellant's sales grid disclosed that the subject was purchased in July 2017 for \$430,000 or \$245.15 per square foot of living area, including land.

Based on this evidence the appellant requested that the subject's assessment be reduced to \$99,383.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$110,969. The subject's assessment reflects a market value of \$337,394 or \$192.36 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 that are located from .46 to .90 of a mile from the subject. The board of review's comparable #1 is the same property as the appellant's comparable #7. The comparables have sites ranging in size from 4,640 to 24,390 square feet of land area that are improved with one-story dwellings of brick, wood siding or wood siding and brick exterior construction containing from 1,774 to 2,312 square feet of living area. The homes were built from 1957 to 1994, with two homes built in 1960 and 1957 having 1962 and 1969 effective ages, respectively. Two of the comparables have basements, one of which has finished area. Each comparable has central air conditioning, a fireplace and an attached garage ranging in size from 480 to 714 square feet of building area. The comparables sold from June 2018 to May 2019 for prices ranging from \$337,000 to \$550,000 or from \$159.94 to \$237.89 per square foot of living area, including land. The board of review's sales grid also disclosed that the subject was purchased in July 2017 for \$430,000 or \$245.15 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 parties submitted a total of eleven comparable sales for the Board's consideration. The Board initially finds that six of the appellant's comparables, as well as the subject property, had sale dates occurring greater than 17 months prior to the January 1, 2019 assessment date at issue. Nevertheless, the Board gives less weight to the appellant's comparable #3 due to its lack of central air conditioning, when compared to the subject. The Board also gives less weight to the board of review's comparables #2, #3 and #4, due to their dissimilar basement foundation when

compared to the subject and/or their larger size when compared to the subject. The Board finds the parties' remaining comparables, which includes the parties' common comparable, are similar to the subject in location, style, age, size and features. These comparables sold for prices ranging from \$290,000 to \$425,000 or from \$166.86 to \$216.97 per square foot of living area, including land. The subject's assessment reflects a market value of \$337,394 or \$192.36 per square foot of living area, including land, which falls within the range established by the parties' best comparable sales. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. Based on this evidence the Board finds 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: March 15, 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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