



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

APPELLANT: Hasmukh Gandhi  
DOCKET NO.: 19-07142.001-R-1  
PARCEL NO.: 15-15-106-041

The parties of record before the Property Tax Appeal Board are Hasmukh Gandhi, the appellant, by attorney Sreeram Natarajan, of Natarajan Worstell LLC in Chicago; 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:** \$31,002  
**IMPR.:** \$107,115  
**TOTAL:** \$138,117

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 2,319 square feet of living area. The dwelling was constructed in 1998. Features of the home include a partial basement with 502 square feet of finished area, central air conditioning, a fireplace, 3.5 bathrooms, and a garage containing 420 square feet of building area. The property is located in Vernon Hills, Vernon Township, Lake County.

The appellant contends assessment inequity concerning the improvement as the basis of the appeal. In support of this argument the appellant submitted information on five equity comparables located in the same neighborhood code as the subject property. For ease of reference, the comparables will be renumbered as comparables #1 through #5. The comparables consist of two-story dwellings of wood siding exterior construction that were each built in 1997. The homes each contain 2,478 square feet of living area. Each dwelling has central air

conditioning, two bathrooms, and a garage with 438 square feet of building area. The comparables have improvement assessments ranging from \$100,380 to \$105,994 or from \$40.51 to \$42.77 per square foot of living area. Based on this evidence, the appellant requested a reduced improvement assessment of \$93,193 or \$40.19 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$138,117. The subject property has an improvement assessment of \$107,115 or \$46.19 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on five equity comparables that are located in the same assessment neighborhood code as the subject property. The comparables consist of two-story dwellings of wood siding exterior construction that were built in 1998. The homes each have 2,319 square feet of living area. Each has central air conditioning, 2.5 bathrooms, and a garage consisting of 420 square feet of building area. Except for comparable #2, which has a full basement, each dwelling has a slab foundation. Comparables #2 and #4 each have one fireplace. The comparables have improvement assessments ranging from \$93,798 to \$102,269 or from \$40.45 to \$44.10 per square foot of living area.

In response to the appeal, the board of review stated that the subject's superior features of 3.5 bathrooms and a finished basement were supported by the evidence submitted by the appellant which lack basements. Additionally, the subject's superiority was demonstrated by the board of reviews comparables which feature the same square footage of living area and are of the same model as the subject. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **Conclusion of Law**

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). 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 ten equity comparables to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #1 through #5 along with board of review comparables #1, #3, #4, and #5 due to their slab foundation when compared to the subject.

The Board finds the best evidence of assessment equity to be board of review comparable #2. This comparable had an improvement assessment of \$102,269 or \$44.10 per square foot of living area. While the subject's improvement assessment of \$107,115 or \$46.19 per square foot of living area falls above the best comparable in this record, the Board finds it logical due to the subject's superior finished basement area and features. Based on this record and after considering adjustments for differences when compared to the subject, the Board finds the

appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed 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:

May 17, 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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