



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

APPELLANT: Sanjay Atluri
DOCKET NO.: 19-07340.001-R-1
PARCEL NO.: 15-15-303-080

The parties of record before the Property Tax Appeal Board are Sanjay Atluri, the appellant(s), by attorney Robert Rosenfeld, of Robert H. Rosenfeld and Associates, 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 ***a reduction*** 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: \$34,946
IMPR.: \$105,644
TOTAL: \$140,590

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 dwelling of wood siding exterior construction containing 2,481 square feet of living area. The dwelling was built in 2003 and is approximately 16 years old. Features of the home include a full basement with a 786 square foot recreation room, central air conditioning, one fireplace, 3½ bathrooms, and an attached garage with 420 square feet of building area. The property 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 four comparable sales improved with dwellings that range in size from 2,481 to 2,846 square feet of living area. The homes were 15 or 16 years old. Each property has a full basement with one having finished area, central air conditioning, one fireplace, 2½ bathrooms and an attached garage with 420 square feet of building area. The comparables are located along the same street and within 723 feet of the subject property. The

sales occurred from June 2017 to September 2018 for prices ranging from \$405,000 to \$440,000 or from \$154.60 to \$168.48 per square foot of living area, land included. Based on this evidence the appellant requested the subject's assessment be reduced to \$135,152.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$149,685. The subject's assessment reflects a market value of \$455,108 or \$183.44 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 three comparable sales improved with dwellings with either 2,481 or 2,846 square feet of living area. The homes were constructed in 2003 and 2004. Each property has a full basement with two having finished area, central air conditioning, one fireplace, 2½ bathrooms and an attached garage with 420 square feet of building area. The comparables are located along the same street and within 722 feet of the subject property. The sales occurred from March 2018 to October 2018 for prices ranging from \$418,000 to \$453,000 or from \$154.60 to \$182.59 per square foot of living area, land included. Board of review comparables #2 and #3 are the same properties as appellant's comparables #3 and #2, respectively.

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 met this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains five sales submitted by the parties, with two being common sales, that are similar to the subject in location, size, age and most features with the exception each comparable has one less bathroom than the subject and three have unfinished basements unlike the subject property. The Board gives less weight to appellant's comparable #1 due to the sale date occurring approximately 18 months prior to the assessment date at issue, less proximate in time to the assessment date than the remaining sales. The Board gives most weight to appellant's comparables #2 through #4 as well as the board of review comparable sales, which includes the two common sales. These properties sold for prices ranging from \$418,000 to \$453,000 or from \$154.60 to \$185.59 per square foot of living area, land included. The subject's assessment reflects a market value of \$455,108 or \$183.44 per square foot of living area, including land, which is above the range established by the best comparable sales in this record. Based on this evidence the Board finds a reduction in the subject's assessment is 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Sanjay Atluri, by attorney:
Robert Rosenfeld
Robert H. Rosenfeld and Associates, LLC
33 North Dearborn Street
Suite 1850
Chicago, IL 60602

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085