



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

APPELLANT: Zaheer Alam
DOCKET NO.: 19-07818.001-R-1
PARCEL NO.: 10-13-310-030

The parties of record before the Property Tax Appeal Board are Zaheer Alam, the appellant, by attorney Andrew J. Rukavina, of The Tax Appeal Company in Mundelein; 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: \$34,666
IMPR.: \$98,097
TOTAL: \$132,763

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 and vinyl siding exterior construction with 3,317 square feet of living area. The dwelling was constructed in 2006 and is 13 years old. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 672 square foot garage. The property has an approximately 13,880 square foot site and is located in Mundelein, Fremont 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 0.42 of a mile from the subject property. The comparables have sites that range in size from 11,230 to 14,160 square feet of land area and are improved with two-story dwellings of vinyl siding exterior construction that range in size from 3,301 to 3,650 square feet of living area. The dwellings are either 13 or 14 years old. Each comparable has an unfinished basement, central air conditioning, a fireplace

and a garage ranging in size from 672 to 800 square feet of building area. The properties sold from May 2016 to May 2018 for prices ranging from \$341,463 to \$367,000 or from \$97.95 to \$110.57 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$112,921 which reflects a market value of \$338,797 or \$102.14 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$132,763. The subject's assessment reflects a market value of \$403,658 or \$121.69 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 located in the same assessment neighborhood code as the subject property. The comparables have sites that range in size from 11,470 to 17,350 square feet of land area and are improved with two-story dwellings of brick and vinyl siding exterior construction that range in size from 2,961 to 3,631 square feet of living area. The homes were built in either 2005 or 2006. Each comparable has a basement, two with finished area, central air conditioning, one fireplace and a garage ranging in size from 660 to 780 square feet of building area. The properties sold from March 2018 to December 2019 for prices ranging from \$350,000 to \$470,000 or from \$113.22 to \$141.31 per square foot of living area, land included.

The board of review also submitted comments arguing that the subject's 2016 sale was a foreclosure and that the property had not been listed in the local Multiple Listing Service. The board of review submitted a copy of the PTAX-203 Real Estate Transfer Declaration associated with the subject's 2016 sale. The PTAX-203 reported that the property had been advertised for sale and was a sale in lieu of foreclosure. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 nine comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #2, #3 and #4 which sold in either 2016 or 2017, less proximate in time to the January 1, 2019 assessment date than other comparables in the record. The Board gives less weight to the board of review's comparables #1 and #3 which have finished basements unlike the subject's unfinished basement.

The Board finds the best evidence of market value to be the remaining comparables which are more similar to the subject in location, age, design, dwelling size and other features. These

comparables sold from March 2018 to September 2019 for prices ranging from \$350,000 to \$411,111 or from \$97.95 to \$126.55 per square foot of living area, including land. The subject's assessment reflects a market value of \$403,658 or \$121.69 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. After considering appropriate adjustments to the comparables for differences from the subject, 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: June 21, 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

Zaheer Alam, by attorney:
Andrew J. Rukavina
The Tax Appeal Company
28643 North Sky Crest Drive
Mundelein, IL 60060

COUNTY

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