



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

APPELLANT: Emad Hasan
DOCKET NO.: 19-07871.001-R-1
PARCEL NO.: 11-02-206-001

The parties of record before the Property Tax Appeal Board are Emad Hasan, the appellant; 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: \$48,584
IMPR.: \$92,705
TOTAL: \$141,289

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 frame and brick exterior construction with 2,474 square feet of living area.¹ The dwelling was constructed in 1998. Features of the property include a basement that is 100% finished, central air conditioning, a fireplace and a 396 square foot two-car garage. The property has a 10,570 square foot site and is located in Libertyville, Libertyville Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$395,000 as of January 1, 2018. The appraisal was prepared by John A. Andejas, a Certified Residential Real Estate Appraiser. The purpose of this appraisal is to estimate fair market value as

¹ The parties slightly differ as to the size of the subject dwelling. The Property Tax Appeal Board finds the best evidence of dwelling size was presented by the appellant's appraisal which contained a schematic diagram and the calculations of the subject's size.

improved, and the property rights appraised are the fee simple interest in the site and improvements. In estimating the market value of the subject property, the appraiser developed the cost and sales comparison approaches to value. Under the cost approach, the indicated a value of \$422,300.

Under the sales comparison approach to value the appraiser utilized five comparable sales described as Colonial or Contemporary dwellings ranging in size from 2,402 to 2,947 square feet of living area. The comparables were approximately 19 to 21 years old. The comparables have features with varying degrees of similarity to the subject. The properties have sites ranging in size from 9,934 to 14,603 square feet of land area. The comparables sold from January to September 2017 for prices ranging from \$398,000 to \$470,000 or from \$141.89 to \$183.25 per square foot of living area, including land. After considering adjustments to the comparables for differences when compared to the subject, the appraiser arrived at an estimated market value of \$395,000 or \$159.66 per square foot of living area, including land, as of January 1, 2018.

The appellant's appraiser also provided Multiple Listing Service (MLS) Sheets on two additional sales that were not used in the grid analysis as they closed after January 1, 2018. Both comparables are similar to the subject in style, age, dwelling size and most features. The properties sold in March 2018 for prices of \$427,500 and \$420,000 or \$173.50 and \$172.70 per square foot of living area, including land, respectively. Based on this evidence, the appellant requested a reduction in the subject property's total assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$141,289. The subject's assessment reflects a market value of \$429,580 or \$173.64 per square foot of living area, land included, when using 2,474 square feet of living area and the 2019 three-year average median level of assessment for Lake County of 32.89% as determined by the Illinois Department of Revenue.

In response to the appellant's evidence, the board of review noted the appellant's appraisal was dated 2018 and all presented sales occurred in 2017.

In support of the subject's assessment, the board of review submitted information on four comparable sales located within same neighborhood as the subject. Board of review comparable sale #3 was one of the appraiser's MLS sales that was submitted but not included in the appraiser's grid analysis. The comparables are described as two-story dwellings of frame or frame and brick exterior construction that range in size from 2,394 to 2,464 square feet of living area. The dwellings were constructed from 1997 to 1999. Each comparable has an unfinished basement, central air conditioning, one fireplace and a garage ranging in size from 395 to 435 square feet of building area. The comparables are situated on sites ranging in size from 10,042 to 12,301 square feet of land area. The comparables sold from March 2018 to July 2019 for prices ranging from \$423,000 to \$435,000 or from \$171.67 to \$181.70 per square foot of living area, including land. Based on this evidence, the board of review requested that the subject property'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.

Regarding the appellant's appraisal, the Board gave little weight to the value conclusion in the appellant's appraisal dated January 1, 2018 which is 12 months prior to the January 1, 2018 assessment date and less probative of the subject's market value as of the assessment date at issue. Likewise, the comparable sales utilized in the appraisal sold approximately 15 to 24 months prior to the assessment date of January 1, 2019, and thus, they were less likely to be indicative of market value. Furthermore, the appraiser utilized three sales that were less similar in dwelling size to the subject when other recent sales more similar in size were available that were provided by the board of review. For these reasons, the appraiser's conclusion of value received little weight in the Board's analysis.

The Board finds the best evidence of market value to be the board of review comparables and the two MLS sales submitted by the appraiser, one of which is a common comparable. These comparables sold more proximate in time to the assessment date at issue and are similar to the subject in location, land area, design dwelling size, age and most features. The properties sold from March 2018 to July 2019 for prices ranging from \$420,000 to \$435,000 or from \$171.67 to \$181.70 per square foot of living area per square foot of living area, including land. The subject's assessment reflects an estimated market value of \$429,580 or \$173.64 per square foot of living area, including land, which falls within the range established by the best comparable sales contained in the record. After considering any necessary adjustments to the comparables for differences when compared to the subject, the Board the subject's assessment is well supported 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: July 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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