



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

APPELLANT: Suren Alla
DOCKET NO.: 19-08476.001-R-1
PARCEL NO.: 14-03-105-008

The parties of record before the Property Tax Appeal Board are Suren Alla, the appellant, by attorney Eric Feldman, of Eric Feldman & Assoc. P.C. 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: \$44,979
IMPR.: \$173,636
TOTAL: \$218,615

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 3,703 square feet of living area. The dwelling was constructed in 2016 and is three years old. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 719 square foot garage. The property has an approximately 13,640 square foot site and is located in Hawthorn Woods, Ela Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on six comparable sales located within 0.35 of a mile from the subject property. The comparables have sites that range in size from 7,560 to 15,442 square feet of land area¹ and are improved with two-story dwellings of frame exterior construction that range

¹ Lot sizes for comparables #5 and #6 were reported in a second grid analysis and property record card, respectively, which were submitted by the appellant.

in size from 3,302 to 3,599 square feet of living area. The dwellings are either one or three years old. Each comparable has an unfinished basement and a garage ranging in size from 545 to 722 square feet of building area. Two of the comparables are reported to have central air conditioning and five comparables each have one fireplace. The properties sold from January 2018 to September 2019 for prices ranging from \$512,954 to \$584,907 or from \$151.22 to \$165.84 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$194,795 which reflects a market value of \$584,443 or \$157.83 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 \$218,615. The subject's assessment reflects a market value of \$664,685 or \$179.50 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 located within 0.21 of a mile from the subject property. The comparables have sites that range in size from 8,910 to 11,340 square feet of land area and are improved with two-story dwellings of wood siding exterior construction that range in size from 3,180 to 3,359 square feet of living area. The homes were built in 2015 or 2018. Each comparable has an unfinished basement, central air conditioning, one fireplace and a garage ranging in size from 486 to 704 square feet of building area. The properties sold from April to September 2018 for prices ranging from \$579,635 to \$613,000 or from \$182.28 to \$182.49 per square foot of living area, land included.

The board of review's grid analysis and property record card for the subject report the property sold in November 2016 for a price of \$652,344 or \$176.17. These documents depict the subject was constructed in 2016 and purchased by the appellant who appears to be the original occupant of the property. 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 #1 through #5 along with board of review comparable #2 which are all one year in age and reflect the original purchase of new construction homes.

The Board the best evidence of market value to be the appellant's comparable #6 and board of review comparables #1 and #3 which are more similar to the subject in location, age, design, and

other features. However, each of the best comparables have a smaller site, dwelling, basement and garage size when compared to the subject property. These comparables sold from January 2018 to September 2018 for prices ranging from \$529,993 to \$613,000 or from \$158.44 to \$182.49 per square foot of living area, including land. The subject's assessment reflects a market value of \$664,685 or \$179.50 per square foot of living area, including land, which falls above the range established by the nine comparable sales in this record on an overall basis but within the range on a per square foot basis. However, given the subject's larger site size, larger dwelling size, larger basement size and larger garage size a value above the range appears logical. Furthermore, the subject's November 2016 sale for a price of \$652,344 or \$176.17, a fact that was not refuted by the appellant, undermines the appellant's overvaluation argument. Therefore, 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:

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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