



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

APPELLANT: Srini Chari
DOCKET NO.: 19-08707.001-R-1
PARCEL NO.: 06-26-305-001

The parties of record before the Property Tax Appeal Board are Srini Chari, the appellant, 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 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: \$7,559
IMPR.: \$48,886
TOTAL: \$56,445

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 1.5-story dwelling of vinyl siding exterior construction with 1,424 square feet of living area. The dwelling was constructed in 1949 and is approximately 70 years old and has a reported effective age of 1967. Features of the home include a crawl-space foundation, central air conditioning and a 440 square foot garage. The property has an approximately 6,530 square foot site and is located in Grayslake, Avon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on three comparable sales located from 0.43 to 0.79 of a mile from the subject property and within the same assessment neighborhood code as the subject. The comparables have sites that range in size from 8,712 to 14,810 square feet of land area and are improved with 1.5-story dwellings of vinyl siding or brick exterior construction ranging in size from 1,296 to 1,732 square feet of living area. The dwellings range in age from 63 to 69 years old. One comparable has a basement and two comparables each have a crawl-space foundation. Two comparables each have central air conditioning and each comparable has a garage ranging

in size from 352 to 900 square feet of building area. The properties sold from August 2017 to October 2018 for prices ranging from \$128,000 to \$165,000 or from \$77.94 to \$98.77 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$43,517, which would reflect a market value of \$130,564 or \$91.69 per square foot of living area, including land, when using 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 \$56,445. The subject's assessment reflects a market value of \$171,618 or \$120.52 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 four comparable sales located from 0.17 to 0.53 of a mile from the subject and within the same assessment neighborhood code as the subject. The comparables have sites that range in size from 6,250 to 34,850 square feet of land area and are improved with 1.5-story dwellings of brick or vinyl siding exterior construction ranging in size from 1,140 to 1,704 square feet of living area. The dwellings were built from 1930 to 1967 with comparables #2 and #4 having reported effective ages of 1967 and 1978, respectively. Each comparable has a basement with two having finished area. Two comparables each have central air conditioning. Two comparables each have a fireplace and three comparables each have a garage ranging in size from 312 to 484 square feet of building area. The properties sold from January 2018 to August 2019 for prices ranging from \$150,000 to \$255,000 or from \$117.37 to \$151.25 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 Board finds the parties submitted a total of seven comparable properties for the Board's consideration, none of which are truly similar to the subject due to differences in site size, dwelling size, age, foundation type and/or features. Furthermore, appellant's comparable #3 sold 16 months prior to the 01/01/2019 assessment date. Nevertheless, these seven comparable sales sold from August 2017 to August 2019 for prices ranging from \$128,000 to \$255,000 or from \$77.94 to \$151.25 per square foot of living area, including land. The subject's assessment reflects a market value of \$171,618 or \$120.52 per square foot of living area, including land, falls within the range established by the comparable sales in the record both in terms of overall market value and on a price per square foot basis. Based on this record and after considering adjustments to the comparables for differences when compared to the subject, the Board finds no reduction in the subject's estimated market value as reflected by its assessment is warranted.

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

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: February 21, 2023



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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