



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

APPELLANT: Shripal Mehta
DOCKET NO.: 20-00476.001-R-1
PARCEL NO.: 07-10-311-012

The parties of record before the Property Tax Appeal Board are Shripal Mehta, the appellant, by attorney Gregory Riggs, of Tax Appeals Lake County, in Lake Zurich, 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: \$17,403
IMPR.: \$131,811
TOTAL: \$149,214

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 2020 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 3,933 square feet of living area. The dwelling was constructed in 2002. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a 536 square foot garage. The property has an 11,230 square foot site and is located in Gurnee, Warren 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, one of which is located in the same assessment neighborhood code as is assigned to the subject property. The comparables are located within .65 of a mile from the subject. The comparable parcels range in size from 12,400 to 40,420 square feet of land area and are improved with two-story dwellings of wood siding exterior construction. The homes were built from 2002 to 2008 and range in size from 3,820 to

4,416 square feet of living area. Each dwelling has a basement, central air conditioning, one or two fireplaces and a garage ranging in size from 476 to 716 square feet of building area. The comparables sold from July 2019 to March 2020 for prices ranging from \$387,000 to \$422,500 or from \$87.64 to \$110.60 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduced total assessment of \$136,319 which would reflect a market value of \$408,998 or \$103.99 per square foot of living area, including land, 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 \$149,214. The subject's assessment reflects a market value of \$448,225 or \$113.97 per square foot of living area, land included, when using the 2020 three year average median level of assessment for Lake County of 33.29% 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, one of which is located in the same assessment neighborhood code as is assigned to the subject property. Board of review comparable #1 is the same property as appellant's comparable #1, however with a reported sale price in November 2020, which is higher than the sale price in July 2019 reported by the appellant. These comparables are located from nearby to the subject to 2.8-miles from the subject. The comparable parcels range in size from 10,000 to 40,040 square feet of land area and are improved with two-story dwellings of wood siding exterior construction. The homes were built from 2000 to 2005 and range in size from 3,267 to 4,132 square feet of living area. Each dwelling has a basement, one of which has a 1,187 square foot recreation room. Features include central air conditioning, a fireplace and a garage ranging in size from 420 to 722 square feet of building area. The comparables sold from June 2019 to November 2020 for prices ranging from \$450,000 to \$462,400 or from \$111.91 to \$140.77 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 parties submitted a total of six comparable sales, one of which was common to both parties, to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to board of review comparables #3 and #4 due to finished basement area, lot size and/or dwelling size differences when compared to the subject property.

The Board finds the best evidence of market value to be the appellant's comparable sales along with board of review comparable sales #1 and #2, which includes the common comparable

presented by the parties with sales from both 2019 and 2020. These four most similar comparables present varying degrees of similarity to the subject in location, age, dwelling size and some features. The properties sold from July 2019 to November 2020 for prices ranging from \$387,000 to \$462,400 or from \$87.64 to \$113.26 per square foot of living area, including land. The subject's assessment reflects a market value of \$448,225 or \$113.97 per square foot of living area, including land, which is within the range established by the best comparable sales in this record in terms of overall value and slightly above the range on a per-square-foot basis which appears to be logical since the subject is smaller than all but one of the best comparables in the record. Accepted real estate valuation theory provides that all factors being equal, as the size of the property increases, the per unit value decreases. In contrast, as the size of a property decreases, the per unit value increases. Based on this evidence and after considering appropriate adjustments to the best comparables for differences when compared to the subject property, 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:

August 23, 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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