



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

APPELLANT: Chirag Shah
DOCKET NO.: 20-01231.001-R-1
PARCEL NO.: 10-23-202-065

The parties of record before the Property Tax Appeal Board are Chirag Shah, 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: \$31,540
IMPR.: \$102,007
TOTAL: \$133,547

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 is improved with a two-story dwelling with 3,339 square feet of living area. The dwelling was built in 1999. Features of the home include vinyl siding, a full basement that is partially finished with a recreation room, central air conditioning, and an attached garage with 726 square feet of building area. The property has a 14,810 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 five comparable sales improved with two-story dwellings with brick exteriors that range in size from 3,333 to 3,379 square feet of living area. The homes were built in 1997 or 1998. Each comparable has a full basement with two being partially finished with a recreation room, central air conditioning and an attached garage ranging with 726 square feet of building area. Three comparables have one or two fireplaces. Comparable #4 has

an in-ground swimming pool. The comparables have sites ranging in size from 12,200 to 15,680 square feet of land area and are located from approximately .13 to .50 of one mile from the subject property. The sales occurred from April 2019 to May 2020 for prices ranging from \$325,000 to \$412,000 or from \$96.18 to \$123.24 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$123,729.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$133,547. The subject's assessment reflects a market value of \$401,163 or \$120.14 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 five comparable sales with comparable #5 being the same property as appellant's comparable #5. The comparables are improved with two-story dwellings of vinyl siding exterior construction ranging in size from 3,202 to 3,343 square feet of living area. The homes were built from 1996 to 1999. Each comparable has a full or partial basement with one being partially finished with a recreation room, central air conditioning, and an attached garage with either 682 or 726 square feet of building area. Four comparables have one fireplace. These properties have sites ranging in size from 12,200 to 13,500 square feet of land area and are located from approximately .43 to .67 of one mile from the subject property. The comparables sold from April 2019 to May 2020 for prices ranging from \$412,000 to \$442,500 or from \$123.24 to \$138.19 per square foot of living area, including land.

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 comparable sales in this record support the subject's assessment.

The record contains nine comparable sales presented by the parties to support their respective positions with one comparable common to both parties. The comparables are similar to the subject in location, dwelling style, size, and age. The Board gives less weight to appellant's comparable #3 as this property has an unfinished basement, two fireplaces and an in-ground swimming pool, while the subject has finished basement area, no fireplace and no swimming pool. The remaining comparables are more similar to the subject with the five comparables have unfinished basements whereas the subject has finished basement area suggesting they would require upward adjustments for this feature; and five comparables have one fireplace while the subject has no fireplace suggesting these would require downward adjustments for this feature. These eight comparables sold for prices ranging from \$350,000 to \$442,500 or from \$105.01 to \$138.19 per square foot of living area, including land. The subject's assessment reflects a market value of \$401,163 or \$120.14 per square foot of living area, including land, which is within the range established by the best comparable sales in this record and well supported when considering the suggested or possible adjustments. Based on this evidence the Board finds the

Docket No: 20-01231.001-R-1

assessment of the subject property as established by the board of review is correct 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:

September 20, 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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COUNTY

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