



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

APPELLANT: Veerasekak Maruthaiya  
DOCKET NO.: 20-02350.001-R-1  
PARCEL NO.: 15-21-206-038

The parties of record before the Property Tax Appeal Board are Veerasekak Maruthaiya, 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 **A Reduction** 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:** \$36,463  
**IMPR.:** \$184,238  
**TOTAL:** \$220,701

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 part one-story and part two-story dwelling of brick exterior construction with 3,516 square feet of living area.<sup>1</sup> The dwelling was constructed in 2011 and is approximately 9 years old. Features of the home include an unfinished basement, central air conditioning and a 400 square foot garage. The property has an approximately 3,920 square foot site and is located in Buffalo Grove, Vernon Township, Lake County.

The appellant contends assessment inequity, with respect to the improvement assessment, as the basis of the appeal. In support of this argument, the appellant submitted information on four equity comparables located in the same assessment neighborhood code as the subject. The comparables are improved with two-story dwellings of brick exterior construction that range in

---

<sup>1</sup> The Board finds the best description of the subject dwelling was reported in the subject's property record card submitted by the board of review which contains a sketch of the subject improvement.

size from 3,067 to 4,004 square feet of living area. The homes are either 11 or 13 years old. Each comparable has an unfinished basement, central air conditioning, one fireplace and a garage ranging in size from 439 to 768 square feet of building area. The comparables have improvement assessments that range from \$159,880 to \$203,481 or from \$50.13 to \$52.13 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$179,579 or \$51.07 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$222,800. The subject has an improvement assessment of \$186,337 or \$53.00 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on four equity comparables located in the same assessment neighborhood code as the subject property. The comparables are improved with one-story or two-story dwellings<sup>2</sup> of brick or wood siding exterior construction that range in size from 3,226 to 3,516 square feet of living area. The homes were built in 2007 or 2011. Each comparable has a basement, two with finished area, central air conditioning and a garage with either 400 or 439 square feet of building area. Three comparables each have one fireplace. The comparables have improvement assessments that range from \$169,019 to \$191,709 or from \$52.39 to \$55.23 per square foot of living area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

### **Conclusion of Law**

The appellant contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments, for the assessment year in question, of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted eight equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparables #2 and #4 along with board of review comparables #1 and #3 which differ from the subject in dwelling size and/or have finished basement area unlike the subject's unfinished basement.

The Board finds the best evidence of assessment equity to be the appellant's comparables #1 and #3 as well as board of review comparables #2 and #4 which are more similar to the subject in location, age, dwelling size and other features. These comparables have improvement assessments that range from \$166,826 to \$193,685 or from \$50.13 to \$52.42 per square foot of living area. The subject's improvement assessment of \$186,337 or \$53.00 per square foot of living area falls within the range established by the best comparables in this record on an overall

---

<sup>2</sup> Board of review comparables have ground floor area of 994 or 1,613 square feet with above ground area of 3,226, 3,249 or 3,516 square feet, suggesting these are part two-story dwellings.

basis and above the range on a per square foot basis. After considering appropriate adjustments to the comparables for differences from the subject, the Board finds the appellant demonstrated with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is 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: \_\_\_\_\_

October 18, 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

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Veerasekak Maruthaiya, by attorney:  
Robert Rosenfeld  
Robert H. Rosenfeld and Associates, LLC  
33 North Dearborn Street  
Suite 1850  
Chicago, IL 60602

COUNTY

Lake County Board of Review  
Lake County Courthouse  
18 North County Street, 7th Floor  
Waukegan, IL 60085