



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

APPELLANT: Nirav Shah
DOCKET NO.: 20-02649.001-R-1
PARCEL NO.: 14-22-201-056

The parties of record before the Property Tax Appeal Board are Nirav Shah, 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: \$29,995
IMPR.: \$207,759
TOTAL: \$237,754

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 brick and wood siding exterior construction with 4,243 square feet of living area. The dwelling was constructed in 2013 and is approximately 7 years old. Features of the home include a full unfinished basement, central air conditioning, two fireplaces and a two-car garage. The property has an approximately 57,360 square foot site and is located in Kildeer, Ela Township, Lake County.

The appellant contends assessment inequity concerning the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on four equity comparables located within .39 of a mile from the subject and within the same assessment neighborhood code assigned by the assessing officials as the subject. The comparables consist of two-story dwellings of brick exterior construction. The homes were 20 to 30 years old and range in dwelling size from 3,833 to 4,520 square feet of living area. Each comparable has a full

unfinished basement, central air conditioning, one or two fireplaces and a garage ranging in size from 783 to 927 square feet of building area. The comparables have improvement assessments ranging from \$173,557 to \$203,426 or from \$45.01 to \$46.34 per square foot of living area.

Based on this evidence, the appellant requested a reduced improvement assessment of \$193,586 or \$45.62 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 \$237,754. The subject property has an improvement assessment of \$207,759 or \$48.97 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 within .17 of a mile from the subject and within the same assessment neighborhood code assigned by the assessing officials as the subject. The comparables consist of two-story dwellings of brick or brick and wood siding exterior construction. The homes were 21 to 27 years old and range in dwelling size from 3,527 to 4,450 square feet of living area. Each comparable has a full unfinished basement, central air conditioning, one or two fireplaces and a garage ranging in size from 792 to 962 square feet of building area. The comparables have improvement assessments ranging from \$180,939 to \$215,629 or from \$47.17 to \$51.30 per square foot of living area.

Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The taxpayer 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted a total of eight equity comparables to support their respective positions before the Property Tax Appeal Board which present varying degrees of similarity to the subject. The Board has given reduced weight to appellant's comparable #2 and board of review comparable #2 which each differ most substantially from the subject dwelling when compared to the other comparables in the record.

The Board finds the best evidence of assessment equity to be appellant's comparables #1, #3 and #4 along with board of review comparables #1, #3 and #4, each of which is more than twice as old as the subject dwelling which is 7 years old. These six comparables have improvement assessments that range from \$187,744 to \$215,629 or from \$45.01 to \$49.62 per square foot of living area. The subject's improvement assessment of \$207,759 or \$48.97 per square foot of living area falls within the range established by the best comparables in this record, despite that the subject dwelling is so much newer than these best comparables and would be expected to

have less accrued depreciation based on age than these properties. Based on this record and after considering appropriate adjustments to be best comparables for differences then compared to the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed 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:

November 22, 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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