



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

APPELLANT: Rajesh Kumar
DOCKET NO.: 20-02838.001-R-1
PARCEL NO.: 15-18-206-010

The parties of record before the Property Tax Appeal Board are Rajesh Kumar, the appellant, by attorney Joan Vasquez of Property Tax Appeals, LLC in Palatine, 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: \$49,797
IMPR.: \$309,925
TOTAL: \$359,722

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 of brick construction containing 7,028 square feet of living area. The dwelling was built in 2005. Features of the home include a basement that is partially finished¹, central air conditioning, two fireplaces and an attached garage with 900 square feet of building area. The property has a 38,330 square foot site located in Long Grove, Vernon 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 of brick, brick and Dryvit, or brick and stone exterior construction ranging in size from 5,251 to 8,653 square feet of living area. The homes were built from 1992 to 2001. Each property has a

¹ The copy of the subject's property record card submitted by the board of review disclosed the dwelling has a 1,336 square foot recreation room in the basement.

finished basement², central air conditioning, one to three fireplaces and a garage ranging in size from 655 to 1,200 feet of building area. The comparables are located from approximately .33 to .69 of one mile from the subject property with sites ranging in size from 33,277 to 77,970 square feet of land area. These properties sold from March 2020 to November 2020 for prices ranging from \$625,000 to \$900,000 or from \$98.23 to \$147.90 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$299,970.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$359,722. The subject's assessment reflects a market value of \$1,080,570 or \$153.75 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 #4 being the same property as appellant's comparable #4. The board of review comparables have sites ranging in size from 33,220 to 92,350 square feet of land area that are improved with two-story dwellings of brick, Dryvit, brick and stone, or brick and Dryvit exterior construction ranging in size from 5,291 to 6,895 square feet of living area. The homes were built from 1994 to 2003. Each property has a basement with four having finished area, central air conditioning, three to five fireplaces and an attached garage ranging in size from 655 to 1,144 square feet of building area. Comparable #1 has an inground swimming pool. The comparables are located from approximately .37 to .97 of one mile from the subject property. The sales occurred from March 2019 to November 2020 for prices ranging from \$665,000 to \$1,285,000 or from \$125.69 to \$221.67 per square foot of living area, land included.

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 information on nine comparables sales to support their respective positions with one comparable being common to the parties. Overall, the comparables sold for prices ranging from \$625,000 to \$1,285,000 or from \$98.23 to \$221.67 per square foot of living area, including land, which is a very extensive range. The Board finds that all but one comparable differs from the subject dwelling in size with seven being from approximately 13% to 25% smaller than the subject dwelling and one being approximately 23% larger than the subject dwelling. This size discrepancy between the comparables and the subject dwelling makes the comparative analysis speculative as the necessary adjustments for size are not clear in this record. Only board of review comparable #2 is similar to the subject in land area, dwelling size, age and most features with the exception this home has an unfinished basement unlike the

² The finished basement area description was disclosed on copies of the Multiple Listing Service data sheets for each comparable submitted by the appellant.

subject's finished basement area, suggesting an upward adjustment to the comparable would be appropriate to make it more equivalent to the subject property. Board of review comparable #2 sold in October 2019 for a price of \$1,100,000 or \$159.54 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,080,570 or \$153.75 per square foot of living area, including land, which is within the range of all the comparables and is well supported by the most similar comparable sale submitted by the parties. Based on this evidence the Board finds the 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:

December 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

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

APPELLANT

Rajesh Kumar, by attorney:
Joan Vasquez
Property Tax Appeals, LLC
20063 North Rand Road
Palatine, IL 60074

COUNTY

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