



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

APPELLANT: Akrom Hossain
DOCKET NO.: 20-02839.001-R-1
PARCEL NO.: 15-18-103-017

The parties of record before the Property Tax Appeal Board are Akrom Hossain, 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: \$56,534
IMPR.: \$177,639
TOTAL: \$234,173

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 wood siding and brick exterior construction containing 4,880 square feet of living area. The dwelling was built in 2000. Features of the home include an unfinished full basement, central air conditioning, one fireplace and an attached garage with 968 square feet of building area. The property has a site with approximately 27,010 square feet of land area 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 four comparable sales improved with two-story dwellings of brick or brick and Dryvit exterior construction that range in size from 4,298 to 5,291 square feet of living area. The homes were built from 1991 to 2001. Each property has a basement with

three having finished area¹, central air conditioning, one to three fireplaces and a garage ranging in size from 620 to 825 square feet of building area. These properties have sites ranging in size from 28,750 to 60,110 square feet of land area and are located from approximately .26 to .70 of one mile from the subject property. The sales occurred from December 2019 to October 2020 for prices ranging from \$526,000 to \$655,000 or from \$103.44 to \$146.58 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$221,644.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$234,173. The subject's assessment reflects a market value of \$703,433 or \$144.15 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 improved with two-story dwellings of brick, Dryvit, or wood siding exterior construction that range in size from 4,394 to 5,227 square feet of living area.² The homes were built from 1999 to 2005. Each property has an unfinished full basement, central air conditioning, one to three fireplaces and an attached garage ranging in size from 690 to 986 square feet of building area. These properties have sites ranging in size from 27,630 to 40,290 square feet of land area and are located from approximately .06 to .81 of one mile from the subject property. The sales occurred from June 2019 to November 2020 for prices ranging from \$707,000 to \$925,000 or from \$151.49 to \$210.51 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 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 comparable sales that had varying degrees of similarity to the subject property. The Board gives less weight to appellant's comparable #4 and board of review comparable #4 and #5 as each of these properties are not as similar to the subject in location and/or dwelling in age as the remaining comparables. The Board finds the best evidence of market value to be the appellant's comparable sales #1 through #3 and board of review comparables #1 through #3. These comparables are relatively similar to the subject dwelling in location, land area, size, age and features. These properties sold from December 2019 to November 2020 for prices ranging from \$605,000 to \$755,000 or from \$117.77 to \$168.60 per square foot of living area, including land. The subject's assessment reflects a market

¹ The appellant submitted copies of the Multiple Listing Service (MLS) listing sheets for each comparable disclosing three comparables have finished basement area.

² The grid analysis provided by the board of review indicated that comparable #5 has a story height of one-story, however, the grid further states the home has 1,693 square feet of ground floor area and 4,394 square feet of above ground living area, which would indicate the dwelling is actually a two-story home.

value \$703,433 or \$144.15 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. 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

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