



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

APPELLANT: Chandu Patel
DOCKET NO.: 20-03118.001-R-1
PARCEL NO.: 11-28-109-002

The parties of record before the Property Tax Appeal Board are Chandu Patel, 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: \$56,663
IMPR.: \$85,457
TOTAL: \$142,120

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 2-story dwelling of wood siding exterior construction containing 1,982 square feet of living area. The dwelling was constructed in 1984 and is approximately 36 years old. Features of the home include an unfinished full basement, central air conditioning, one fireplace, and an attached garage with 420 square feet of building area. The property has a site with approximately 8,385 square feet of land area and is located in Libertyville, Libertyville 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 with the same neighborhood code as the subject property and located within 0.50 of a mile from the subject. The appellant reported that the comparables are improved with 2-story dwellings of wood siding exterior construction that range in size from 2,396 to 2,838 square feet of living area and are situated on sites that

range in size from approximately 8,354 to 13,329 square feet of land area. The dwellings are from 37 to 45 years old. Each comparable has an unfinished basement, central air conditioning, one fireplace, and a garage ranging in size from 431 to 552 square feet of building area. The properties sold from October 2018 to April 2020 for prices ranging from \$394,000 to \$449,000 or from \$153.18 to \$169.31 per square foot of living area, land included.

Based on this evidence, the appellant requested the subject's assessment be reduced to \$106,136 reflecting a market value of \$318,440 or \$160.67 per square foot of living area, including land, when using the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's final assessment of \$142,120. The subject's assessment reflects an estimated market value of \$426,915 or \$215.40 square foot of living area, land included, when applying 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 the subject's assessment, the board of review submitted ten comparable sales located within 0.96 of a mile from the subject with one having the same neighborhood code as the subject property. The board of review describes the comparables as 2-story dwellings of frame exterior construction that range in size from 1,948 to 2,656 square feet of living area and are situated on sites that range in size from 9,699 to 15,325 square feet of land area. The dwellings were built from 1970 to 1976. Each comparable has an unfinished basement, central air conditioning, one fireplace, and an attached garage ranging in size from 410 to 441 square feet of building area. The comparables sold from January 2018 to March 2020 for prices ranging from \$383,000 to \$525,000 or from \$196.61 to \$243.84 per square foot of living area land included. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 fourteen suggested comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables as well as board of review comparables #1 through #5 and #8 through #10 which differ from the subject in dwelling size or have sales dates which occurred less proximate to the January 1, 2020 assessment date at issue, and less likely to reflect the subject's market value for the assessment date at issue.

The Board finds the best evidence of market value to be board of review comparables #6 and #7 which are more similar to the subject in design, dwelling size, and features. Each comparable is an older dwelling than the subject which suggests upward adjustments would be necessary to make them more equivalent to the subject. These two comparables sold in January 2019 and

March 2020 for prices of \$458,000 and \$415,000 or \$215.43 and \$213.04 per square foot of living area, land included, respectively. The subject's assessment reflects a market value of \$426,915 or \$215.40 per square foot of living area, land included, which is bracketed by the two best comparables in the record. Based on this record and after considering adjustments to the two best comparables for differences, such as age, when compared to the subject, the Board finds a reduction in the subject's assessment is not warranted.

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

Chandu Patel, 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