



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

APPELLANT: Skreekumar Veeramani
DOCKET NO.: 20-03266.001-R-1
PARCEL NO.: 15-29-403-001

The parties of record before the Property Tax Appeal Board are Skreekumar Veeramani, the appellant, by attorney Dimitrios Trivizas, of Dimitrios P. Trivizas, Ltd. in Skokie; 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: \$32,094
IMPR.: \$89,561
TOTAL: \$121,655

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 with frame construction containing 2,193 square feet of living area. The dwelling was built in 1979 and is approximately 41 years old. Features of the home include a partially finished basement, central air conditioning, and a garage containing 441 square feet of building area. The property has a site of approximately 11,029 square feet and is located in Buffalo Grove, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted a grid analysis containing information on four comparable sales located within the same assessment neighborhood code as the subject property. The comparables have sites ranging in size from 8,025 to 10,463 square feet of land area and are improved with 2-story dwellings of frame construction that range in size from 2,048 to 2,348 square feet of living area. The dwellings were built from 1975 to 1980. Each comparable features a basement, one with

finished area. Each comparable also features central air conditioning, a fireplace, and a garage containing either 440 or 462 square feet of building area. The comparables sold from September 2019 to February 2020 for prices ranging from \$325,000 to \$351,000 or from \$138.42 to \$171.39 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$113,500 which would reflect a market value of \$340,534 or \$155.28 per square foot of living area, land included, at the statutory level of assessment of 33.33%.

In further support of his position, the appellant's counsel submitted a brief citing statutory and case law defining the standard of review for establishing overvaluation and identifying the elements of an arm's-length transaction. The appellant's counsel in his brief also argued that "compulsory or distressed sales" are to be considered by the Property Tax Appeal Board and "given substantive weight," however, there is no further documentary evidence as to which, if any, of the appellant's comparables are compulsory or distressed sales.¹

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$121,655. The subject's assessment reflects a market value of \$365,440 or \$166.64 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 a grid analysis containing information on five comparable sales located within the same assessment neighborhood code as the subject property. The comparables have parcels ranging in size from 7,200 to 9,190 square feet of land area and are improved with 2-story dwellings of wood siding exterior construction that range in size from 2,103 to 2,358 square feet of living area. The dwellings were built from 1978 to 1982. Each comparable features a basement, two with finished area. Each comparable also has central air conditioning and a garage ranging in size from 400 to 462 square feet of building area. Four comparables each have a fireplace. The comparables sold from February 2019 to September 2020 for prices ranging from \$415,000 to \$488,000 or from \$183.30 to \$215.55 per square foot of living area, including land. The board of review did not reply to the appellant's assertion regarding compulsory or distressed sales. Based on this evidence, the board of review requested the assessment be sustained.

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.

¹ In his brief, appellant's counsel also argued lack of uniformity (inequity in assessment) among comparable properties but neither marked this as one of the bases of the appeal nor provided assessment information for any of the comparable properties. Therefore, the Board will not consider appellant's uniformity argument.

The Board finds the parties submitted a total of nine comparable sales in support of their respective positions before the Property Tax Appeal Board. After analyzing the evidence submitted, the Board gave reduced weight to appellant's comparables #1, #2, and #3, along with board of review comparables #1, #2, and #4 due to each of these comparables having unfinished basements, dissimilar to the subject's partially finished basement. The Board finds the best evidence of market value to be appellant's comparable #4 and board of review comparables #3 and #5, as these comparables each have a partially finished basement as does the subject, and closely resemble the subject property in location, design, dwelling size, age, and most features. However, these comparables each have a fireplace which is not a feature of the subject dwelling, therefore requiring some downward adjustments in order to make them more equivalent to the subject. These three best comparables in the record sold from September 2019 to September 2020 for prices ranging from \$325,000 to \$488,000 or from \$138.42 to \$215.55 per square foot of living area, including land. Other than the appellant's notation in his brief regarding compulsory/distressed sales, the record lacks any documentary evidence to explain this relatively wide range of the sale prices between what otherwise appear to be similar properties based on the grid data. This raises a question as to the condition of some of the properties that sold at the lower end of the range. Although the Board has considered and analyzed each of the parties' comparable sales, the Board has given greater weight to the comparables that most closely resemble the subject property. The subject's assessment reflects a market value of \$365,440 or \$166.64 per square foot of living area, including land, which is well within the range established by the best comparable sales in this record both in terms of overall value and on a per square foot basis. After considering adjustments to the best comparables in the record for differences from the subject, the Board finds that the subject's assessment as established by the board of review is well supported and, therefore, no reduction is 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

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: February 21, 2023



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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