



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

APPELLANT: Meeta Yadava
DOCKET NO.: 20-03564.001-R-1
PARCEL NO.: 16-04-305-004

The parties of record before the Property Tax Appeal Board are Meeta Yadava, the appellant, by attorney Ronald Kingsley of Lake County Real Estate Tax Appeal, LLC in Lake Forest, 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: \$99,657
IMPR.: \$165,828
TOTAL: \$265,485

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 21,340 square foot site improved with a one-story dwelling of wood siding exterior construction containing 3,404 square feet of living area that was built in 1980. Features of the home include an unfinished partial basement, central air conditioning, one fireplace¹ and an attached garage with 832 square feet of building area. The property is also improved with a greenhouse. The property is located in Lake Forest, West Deerfield Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on six comparable sales improved with one-story dwellings ranging in size from 2,924 to 4,049 square feet of living area that were built from 1979 to 1986.

¹ A copy of the subject's property record card describes the dwelling as having a wood burning fireplace with one stack and two openings.

Each comparable has an unfinished basement, central air conditioning, one fireplace and a garage ranging in size from 506 to 850 square feet of building area. These properties are located from .39 to 1.13 miles from the subject property. Comparables #3 through #6 have sites ranging in size from 13,399 to 47,045 square feet of land area. The comparables sold from June 2019 to July 2020 for prices ranging from \$565,000 to \$857,500 or from \$184.58 to \$217.00 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$208,758.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$265,485. The subject's assessment reflects a market value of \$797,492 or \$234.28 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 four comparable sales improved with one-story dwellings of brick, wood siding, or brick and wood siding exterior construction ranging in size from 2,542 to 3,136 square feet of living area. The homes were built from 1963 to 1977. Three comparables have a full or partial basement with finished area while comparable #4 has a slab foundation. Each comparable has central air conditioning, one or two fireplaces and an attached garage ranging in size from 484 to 650 square feet of building area. The comparables are located from approximately .44 to .84 of one mile from the subject property with sites ranging in size from 19,500 to 22,320. The sales occurred from March 2020 to November 2020 for prices ranging from \$597,490 to \$765,000 or from \$213.47 to \$281.67 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 ten comparable sales to support their respective positions with varying degrees of similarity to the subject property. The Board gives less weight to appellant's comparables #1, #2, #4, and #6 due to differences from the subject dwelling in size. The Board gives less weight to board of review comparables #3 and #4 due to differences from the subject dwelling in size, age, and/or foundation. The Board gives most weight to appellant's comparable #3 and #5 as well as board of a review comparables #1 and #2 as these properties are most similar to the subject dwelling in size containing from 3,061 to 3,641 square feet of living area. Appellant's comparable #3 has a larger site than the subject property and may require a downward adjustment for land area. Appellant's comparable #5 has a smaller site than the subject suggesting an upward adjustment to the comparable would be appropriate for land area. Board of review comparable #1 is approximately 16 years older than the subject dwelling suggesting an upward adjustment for age would be appropriate. Additionally, board of review comparables #1 and #2 each have finished basement area, unlike the subject's unfinished

basement, suggesting each would require a downward adjustment for this feature to make them more equivalent to the subject property. However, each of these two comparables is smaller than the subject dwelling and has a smaller garage than the subject suggesting an upward adjustment for these characteristics would be warranted. As a final point, none of the comparables has a greenhouse as does the subject property, again suggesting the comparables would require an upward adjustment for the lack of this feature. These four comparables sold for prices ranging from \$565,000 to \$765,000 or from \$184.58 to \$244.06 per square foot of living area, including land. The subject's assessment reflects a market value of \$797,492 or \$234.28 per square foot of living area, including land which is above the overall price range but within the range on a per square foot of living area basis. After considering the suggested adjustments for differences from the subject property, 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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