



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

APPELLANT: Dayakar Jale
DOCKET NO.: 20-03582.001-R-1
PARCEL NO.: 11-29-311-021

The parties of record before the Property Tax Appeal Board are Dayakar Jale, the appellant, by attorney Eric Feldman of Eric Feldman & Assoc. P.C. 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: \$39,279
IMPR.: \$129,802
TOTAL: \$169,081

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 two-story dwelling of brick and wood siding exterior construction with 3,016 square feet of living area. The dwelling was constructed in 2001. Features of the home include an unfinished basement, central air conditioning and a 604 square foot garage. The property has a 9,760 square foot site and is located in Vernon Hills, Libertyville 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 located from .53 of a mile to 1.09 miles from the subject property. The comparables have sites that range in size from 10,890 to 13,610 square feet of land area. The comparables are improved with two-story dwellings of brick or wood siding exterior construction ranging in size from 3,204 to 3,649 square feet of living area. The dwellings were built from 1997 to 2002. The comparables each have an

unfinished basement, central air conditioning, one fireplace and a garage ranging in size from 441 to 649 square feet of building area. The comparables sold from June 2019 to July 2020 for prices ranging from \$389,000 to \$522,500 or from \$119.40 to \$149.72 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$129,197, which would reflect a market value of \$387,630 or \$128.52 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 total assessment for the subject of \$169,081. The subject's assessment reflects a market value of \$507,903 or \$168.40 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 two separate grid analyses with information on a total of eight comparable sales.¹ Board of review comparables #1 through #5 have the same assessment neighborhood code as the subject and are located within .25 of a mile from the subject property. The property index numbers for comparables #6 through #8 suggest these properties are located relatively close in proximity to the subject property. The comparables have sites that range in size from 10,280 to 22,920 square feet of land area. The comparables are improved with two-story dwellings of brick or wood siding exterior construction ranging in size from 2,666 to 3,685 square feet of living area. The dwellings were built from 1998 to 2003. Each comparable has an unfinished basement, central air conditioning and a garage ranging in size from 505 to 856 square feet of building area. Seven comparables each have one fireplace. The comparables sold from March 2019 to September 2020 for prices ranging from \$487,500 to \$665,000 or from \$180.21 to \$213.07 per square foot of living area, including land. 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 record contains 13 suggested comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparables #1, #2 and #5 due to their larger dwelling sizes when compared to the subject or their location being more than one mile away from the subject. The Board has given reduced weight to board of review comparables #1, #2, #7 and #8 due to differences from the subject in dwelling size or site size.

¹ The board of review's second grid analysis identified the subject property with a property index number (PIN) of 11-29-204-028, whereas the appeal petition identifies the subject property under appeal as PIN 11-29-311-021. The Board has renumbered the board of review's second set of three comparables as #6, #7 and #8.

The Board finds the best evidence of market value to be parties' remaining comparables, which are relatively similar to the subject in location, dwelling size, design, age and some features. The comparables sold from September 2019 to September 2020 for prices ranging from \$389,000 to \$645,000 or from \$121.41 to \$200.31 per square foot of living area, including land. Removing the high and low sale prices, results in a tighter value range from \$505,000 to \$575,000 or from \$149.72 to \$192.51 per square foot of living area, including land. The subject's assessment reflects a market value of \$507,903 or \$168.40 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds no reduction in the subject's estimated market value as reflected by its assessment 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



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

Dayakar Jale, by attorney:
Eric Feldman
Eric Feldman & Assoc. P.C.
123 W. Madison St.
Suite 1704
Chicago, IL 60602

COUNTY

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