



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

APPELLANT: Ramana Sunder
DOCKET NO.: 20-03618.001-R-1
PARCEL NO.: 15-33-301-160

The parties of record before the Property Tax Appeal Board are Ramana Sunder, 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: \$29,785
IMPR.: \$101,229
TOTAL: \$131,014

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 exterior construction containing 2,536 square feet of living area. The dwelling was built in 1994. Features of the home include an unfinished basement, central air conditioning, one fireplace and an attached garage with 448 square feet of building area. The property has a site with approximately 2,610 square feet of land area 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 information on four comparable sales improved with two-story dwellings of frame construction that have either 2,226 or 2,536 square feet of living area. The homes were built in 1994. Each dwelling has a basement with one having finished area, central air conditioning, one fireplace and a garage with either 400 or 448 square feet of building area. The comparables are located within .13 of one mile from the subject property and have sites ranging

in size from 2,613 to 3,484 square feet of land area. These properties sold from May 2019 to June 2020 for prices ranging from \$333,000 to \$385,000 or from \$139.20 to \$151.81 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$121,716.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$131,014. The subject's assessment reflects a market value of \$393,554 or \$155.19 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 with board of review comparable #4 being the same property as appellant's comparable #4. The comparables are improved with two-story dwellings of wood siding exterior construction built from 1992 to 1994 with either 2,266 or 2,536 square feet of living area. Each property has a basement with two having finished area, central air conditioning, and an attached garage with either 400 or 448 square feet of building area. Four comparables each have one fireplace. The comparables are located within .09 of one mile from the subject with sites ranging in size from 2,610 to 3,480 square feet of land area. The sales occurred from January 2020 to October 2020 for prices ranging from \$385,000 to \$417,000 or from \$151.81 to \$169.90 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 Board finds the best evidence of market value to be the appellant's comparable sales #1 and #4 and the board of review comparables #1 through #4, which includes the common sale submitted by the parties. These comparables are similar to the subject dwelling in age as well as being identical to the subject dwelling in size and features with the exception two comparables have finished basement area whereas the subject has an unfinished basement. These most similar comparables sold for prices ranging from \$353,000 to \$417,000 or from \$139.20 to \$164.43 per square foot of living area, including land. The subject's assessment reflects a market value of \$393,554 or \$155.19 per square foot of living area, including land, which is well within the range established by the best comparable sales in this record. Less weight is given appellant's comparables #2 and #3 as well as board of review comparable #5 as these properties are improved with homes that are slightly smaller than the subject dwelling as well as having smaller garages than the subject property. 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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APPELLANT

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COUNTY

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