



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

APPELLANT: Krishnakumar Ganesh  
DOCKET NO.: 20-03888.001-R-1  
PARCEL NO.: 15-29-402-020

The parties of record before the Property Tax Appeal Board are Krishnakumar Ganesh, 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:** \$27,196  
**IMPR.:** \$99,816  
**TOTAL:** \$127,012

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 wood siding exterior construction with 1,893 square feet of living area. The dwelling was built in 1979. Features of the home include a basement with a recreation room, central air conditioning, a fireplace, and a 441 square foot garage. The property has an 8,060 square foot site 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 information on five comparable sales within .62 miles from the subject property. The comparables have sites ranging in size from 6,080 to 10,460 square feet of land area and are improved with two-story dwellings of wood siding exterior construction ranging in size from 1,855 to 2,348 square feet of living area. The dwellings were built from 1975 to 1978. The comparables have basements, one of which has a recreation room. Each comparable has

central air conditioning and a garage with either 440 or 462 square feet of building area. Comparable #1 has an inground swimming pool. The comparables sold from June 2019 to July 2020 for prices ranging from \$325,000 to \$345,000 or from \$138.42 to \$185.98 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$127,012. The subject's assessment reflects a market value of \$381,532 or \$201.55 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 located within .50 miles from the subject property. The comparables have sites ranging in size from 8,760 to 12,160 square feet of land area and are improved with two-story dwellings of wood siding exterior construction having either 2,080 or 2,103 square feet of living area. The dwellings were built from 1977 to 1980. The comparables have basements with two having a recreation room. Each comparable has central air conditioning, four comparables have a fireplace and each comparable has a 440 or a 460 square foot garage. Comparable #4 has an inground swimming pool. The properties sold from May 2019 to December 2020 for prices ranging from \$382,000 to \$420,000 or from \$181.65 to \$199.71 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 a total of ten suggested comparable sales for the Board's consideration. The Board gives less weight to appellant's comparable #1 and board of review comparable #4 as each has an inground swimming pool which is not a feature of the subject.

The Board finds the best evidence of market value to be the parties remaining comparables which are similar in location, age, dwelling size and some features. However, seven of the eight best comparables lack a recreation in the basement which is a feature of the subject. Nevertheless, these comparables sold from May 2019 to December 2020 for prices ranging from \$325,000 to \$420,000 or from \$138.42 to \$199.71 per square foot of living area, including land. The subject's assessment reflects a market value of \$381,532 or \$201.55 per square foot of living area, including land, which is within the range established by the best comparable sales in the record. Therefore, after considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported and 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.



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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: January 17, 2023



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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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