



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

APPELLANT: Sai Nimmagadda
DOCKET NO.: 20-04418.001-R-1
PARCEL NO.: 15-07-101-012

The parties of record before the Property Tax Appeal Board are Sai Nimmagadda, the appellant, by attorney Glenn S. Guttman, of Rieff Schramm Kanter & Guttman 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: \$61,450
IMPR.: \$142,224
TOTAL: \$203,674

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 frame exterior construction with 3,833 square feet of living area. The dwelling was constructed in 1985. Features of the home include an unfinished basement, central air conditioning, two fireplaces, an inground swimming pool, and a garage containing 745 square feet of building area. The property has a 204,296 square foot site and is located in Long 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 three comparable sales located within .79 of a mile and within the same assessment neighborhood code as the subject. The comparables consist of two-story dwellings of frame or brick exterior construction ranging in size from 3,429 to 4,714 square feet of living area. The homes were built from 1989 to 1991. Each dwelling has central air conditioning, one or two fireplaces, a basement with two having finished area, and a garage

ranging in size from 726 to 933 square feet of building area. The parcels range in size from 57,499 to 89,298 square feet of land area. The comparables sold from May 2019 to May 2020 for prices ranging from \$475,000 to \$695,000 or from \$136.33 to \$147.43 per square foot of living area, including land. Based on this evidence, the appellant requested a reduced assessment of \$179,826.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$203,674. The subject's assessment reflects a market value of \$611,817 or \$159.62 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 .74 of a mile of the subject and within the same assessment neighborhood code as the subject. The comparables consist of one-story¹ or two-story dwellings of brick, wood siding, or brick and wood siding exterior construction ranging in size from 3,514 to 4,235 square feet of living area. The dwellings were built from 1989 to 1994. Each dwelling has central air conditioning, one to three fireplaces, a basement with three having finished area, and a garage ranging in size from 713 to 945 square feet of building area. Comparable #5 has an inground swimming pool. The parcels range in size from 46,610 to 88,430 square feet of land area. The comparables sold from February 2018 to October 2020 for prices ranging from \$650,000 to \$690,000 or from \$162.93 to \$184.97 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 parties submitted a total of eight comparable sales to support their respective positions before the Property Tax Appeal Board. The Board finds that neither party submitted comparables that were truly similar to the subject due to differences in parcel size and inground swimming pool amenity. Nevertheless, the Board gives less weight to the appellant's comparable #3 due to differences in dwelling size compared to the subject. The Board also gives reduced weight to board of review comparables #1 and #2 due to their more remote sale dates for valuation as of January 1, 2020.

The Board finds the best evidence of market value to be appellant's comparable sales #1 and #2 along with board of review comparable sales #3 through #5 which are similar to the subject in

¹ While board of review comparable #2 is denoted as a one-story home, the details indicate a ground floor are of 1,723 square feet and a total living area of 3,570 square feet, suggesting this would be a two-story dwelling.

age, location, dwelling size, and most features, noting that three of the best comparables have finished basements, and four of the five best comparables do not have inground swimming pools, suggesting adjustments would be necessary to make them more equivalent to the subject. These most similar comparables sold for prices ranging from \$475,000 to \$690,000 or from \$136.33 to \$184.97 per square foot of living area, including land. The subject's assessment reflects a market value of \$611,817 or \$159.62 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Based on this evidence and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds 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

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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