



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

APPELLANT: Ramana Tunuguntla
DOCKET NO.: 20-04568.001-R-1
PARCEL NO.: 14-04-201-160

The parties of record before the Property Tax Appeal Board are Ramana Tunuguntla, 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: \$32,699
IMPR.: \$130,128
TOTAL: \$162,827

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 part 1-story and part 2-story¹ dwelling of wood siding exterior construction with 2,865 square feet of living area. The dwelling was constructed in 2017. Features of the home include an unfinished basement, central air conditioning, one fireplace, and a 521 square foot garage. The property has an approximately 8,072 square foot site and is located in Hawthorn Woods, Ela 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 with the same assessment neighborhood code as the subject property and located within 0.60 of a mile from the subject. The comparables have sites that range in size from 8,760 to 14,790 square feet of land area. The

¹ The best evidence of the subject's story height was found in the schematic drawing presented by the board of review.

appellant reported that the comparables are improved with 2-story dwellings of wood siding exterior construction ranging in size from 2,966 to 3,302 square feet of living area. The dwellings were built in either 2015 or 2016. Each comparable was reported to have an unfinished full basement, central air conditioning, one fireplace, and a 545 to 704 square foot garage. The properties sold from January 2019 to May 2020 for prices ranging from \$475,000 to \$583,128 or from \$147.29 to \$176.60 per square foot of living area, including land.

Based on this evidence, the appellant requested an assessment reduction.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$162,827. The subject's assessment reflects a market value of \$489,117 or \$170.72 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 the same assessment neighborhood code as the subject property and located within 0.24 of a mile from the subject. The comparables have sites that range in size from 7,150 to 9,910 square feet of land area. The board of review reported that the comparables are improved with 1-story² dwellings of wood siding exterior construction ranging in size from 2,574 to 2,881 square feet of living area. The dwellings were built from 2016 to 2018. Each comparable has an unfinished full basement with one being a walkout style, central air conditioning, and either a 521 or 653 square foot garage. Two comparables each have one fireplace. The properties sold from August 2019 to November 2020 for prices ranging from \$452,500 to \$518,500 or from \$174.42 to \$189.72 square foot of living area, including land.

Based on this evidence, the board of review requested the subject's assessment be sustained.

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 eight suggested comparable sales for the Board's consideration. The Board finds the parties' comparables to be similar to the to the subject in location, age, dwelling size, and most features. The comparables sold from January 2019 to November 2020 for prices ranging from \$475,000 to \$583,128 or from \$147.29 to \$189.72, land included. The subject's assessment reflects a market value of \$489,117 or \$170.72 per square foot of living area,

² The board of review described its comparables as 1-story dwellings. The board of review's grid disclosed that comparables #1 through #5 have above ground living area of 2,733, 2722, 2881, 2,749, and 2,574 square feet with ground floor living of 1,312, 1,153, 1,312, 1,312, and 1,153 square feet, respectively, which suggests that these comparables may be part 2-story dwellings.

including land, which falls within the range established by the comparables sales in the record. Based on the record and after considering adjustments to the comparables for differences from 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: March 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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COUNTY

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