



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

APPELLANT: Hemanshu R Mehta
DOCKET NO.: 20-04645.001-R-1
PARCEL NO.: 15-07-223-016

The parties of record before the Property Tax Appeal Board are Hemanshu R Mehta, 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: \$34,728
IMPR.: \$76,928
TOTAL: \$111,656

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 2-story dwelling of wood siding exterior construction with 1,682 square feet of living area. The dwelling was constructed in 1995. Features of the home include a basement with finished area, central air conditioning, one fireplace, and a 400 square foot garage. The property is located in Vernon Hills, 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 that are located within 0.98 of a mile from the subject. The comparables have sites ranging in size from 2,512 to 7,561 square feet of land area. The comparables are improved with 2-story dwellings of frame exterior construction with 1,598 or 1,814 square feet of living area. The homes were constructed in 1996. Each comparable has a basement with one having finished area, central air conditioning, and a 400 or 462 square foot garage. One comparable has one fireplace. The properties sold from June 2019

to February 2020 for prices ranging from \$270,000 to \$310,000 or from \$168.96 to \$178.35 per square foot of living area, land included. Based on this evidence, the appellant requested that the subject's assessment be reduced.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$111,656 which reflects a market value of \$335,404 or \$199.41 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 the subject's assessment, the board of review submitted information on three comparable sales located from 0.01 of a mile to 2.95 miles from the subject. The comparables are improved with 2-story dwellings of brick or wood siding exterior construction that range in size from 1,682 to 2,158 square feet of living area. The dwellings were constructed in 1995 or 2000. The comparables each have a basement with one being a walkout style and also having finished area. Each comparable has central air conditioning, one fireplace, and a 400 to 546 square foot garage. The properties sold from April to July 2019 for prices ranging from \$338,000 to \$359,900 or from \$157.55 to \$213.97 per square foot of living area, land included. Based on this evidence, the board of review requested confirmation of the subject's assessment.

The Board notes finds that the subject's parcel size was not disclosed by either party nor did the board of review disclose the parcel sizes of its comparables.

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 six common comparable sales for the Board's consideration. The Board gives less weight to appellant comparables #1 and #2 as well as board of review comparables #2 and #3 which differ from the subject in dwelling size and/or lack basement finish, which is a feature of the subject.

The Board finds the best evidence of market value to be appellant comparable #3 and board of review comparable #1 which are similar to the subject in location, design, age, dwelling size, and most amenities. The properties sold in May and August 2019 for prices of \$285,000 and \$359,900 or of \$178.35 and \$213.97 per square foot of living area, land included. The subject's assessment reflects a market value of \$335,404 or \$199.41 per square foot of living area, land included, which is bracketed by the two best comparable sales in the record. After considering adjustments to the two 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 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:

April 18, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Hemanshu R Mehta, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
13975 W. Polo Trail Drive
#201
Lake Forest, IL 60045

COUNTY

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