



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

APPELLANT: Munjal & Jayesh Thakore
DOCKET NO.: 20-04649.001-R-1
PARCEL NO.: 15-06-416-023

The parties of record before the Property Tax Appeal Board are Munjal & Jayesh Thakore, the appellants, 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: \$30,544
IMPR.: \$82,408
TOTAL: \$112,952

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 1,798 square feet of living area. The dwelling was built in 1991. Features of the home include a basement with finished area, central air conditioning, and a 420 square foot garage. The property has an approximately 8,484 square foot site and is located in Vernon Hills, Vernon Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument, the appellants submitted information on three comparable sales located within 0.39 of a mile from the subject property. The comparables have sites that range in size from 9,474 to 10,464 square feet of land area. The comparables are improved with 2-story dwellings of frame exterior construction with 1,798 or 1,920 square feet of living area. The dwellings were built in 1989 or 1990. Each comparable has a basement with one having finished area; central air conditioning;

and a 400 or 420 square foot garage. One comparable has one fireplace. The properties sold in May and September 2019 for prices ranging from \$257,000 to \$342,500 or from \$134.38 to \$190.49 per square foot of living area, land included. The appellant submitted supplemental notes and MLS listing sheets for comparables #1 and #3 which disclosed that these comparables was rehabbed in 2016 and 2013, respectively. Based on this evidence, the appellants 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 \$112,952 which reflects a market value of \$339,297 or \$188.71 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 three comparable sales. The one unique comparable is located within 0.44 of a mile from the subject and has a site with 13,290 square feet of land area. Board of review comparables #2 and #3 are the same properties as the appellants' comparables #1 and #3, respectively. The comparable is improved with a 2-story dwelling of wood siding exterior construction with 1,798 square feet of living area. The dwelling was built in 1989. The comparable has a basement with finished area, central air conditioning, and a 420 square foot garage. The property sold in June 2020 for a price of \$348,900 or \$194.05 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be sustained.

Conclusion of Law

The appellants contend 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 appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains four suggested comparable sales for the Board's consideration, which includes the parties' two common comparables. The Board gives less weight to appellants' comparables #1 and #2 which lack basement finish, which is a feature of the subject.

The Board finds the best evidence of market value to be appellants' comparable #3 and board of review comparable #1 which are overall more similar to the subject in location, design, age, dwelling size, basement finish, and most amenities. The properties sold in May 2019 and June 2020 for prices of \$342,500 and \$348,900 or of \$190.49 and \$194.05 per square foot of living area, land included, respectively. The subject's assessment reflects a market value of \$339,297 or \$188.71 per square foot of living area, land included, which falls below the two best comparable sales in the record on both an overall and per square foot basis. Based on the record and after considering adjustments to the two best comparables for differences from the subject, the Board finds a reduction in the subject's estimated market value as reflected by its 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.



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

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