



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

APPELLANT: Maheshwar Singh
DOCKET NO.: 20-04760.001-R-2
PARCEL NO.: 14-09-201-014

The parties of record before the Property Tax Appeal Board are Maheshwar Singh, 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: \$77,729
IMPR.: \$420,815
TOTAL: \$498,544

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 brick and stone exterior construction with 8,039 square feet of living area. The dwelling was constructed in 2005¹. Features of the home include a basement with finished area and of walkout design, lake front with a beach, central air conditioning, three fireplaces, home gym, sunroom, pier, boat dock, an inground saltwater swimming pool and a 1,365 square foot garage that is heated and has a full boat bay. The property has an approximately 91,040 square foot lake front 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 five comparable sales presented in two grid analyses. The comparables are located within approximately 2.82 miles from the subject property and have

¹ The Board finds the best description of the subject property was found in the Multiple Listing Service data sheet associated with the sale of the subject.

sites that range in size from 27,269 to 45,738 square feet of land area and are improved with 2-story dwellings ranging in size from 5,430 to 6,618 square feet of living area. The dwellings were built from 2002 to 2006. Each comparable has a basement, central air conditioning, one fireplace and a garage ranging in size from 726 to 1,878 square feet of building area. Comparable #5 is reported to have brick exterior construction and an in-ground swimming pool. The properties sold from April 2018 to October 2019 for prices ranging from \$615,000 to \$1,067,000 or from \$104.26 to \$196.59 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment. The appellant's evidence disclosed that the subject property sold in December 2017 for \$1,500,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$498,544. The subject's assessment reflects a market value of \$1,497,579 or \$186.29 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 the property record card, MLS data sheet and a note stating the best indicator of value is the purchase price in 2017 for \$1,500,000 which is more than the current assessed value and asserting that the subject property has several unique characteristics which add significant value.

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 Board finds the best evidence of market value to be the appellant's comparables, which are similar to the subject in age and design. However, these comparables have significantly smaller site sizes without lake frontage, considerably smaller dwelling sizes, and inferior features suggesting upward adjustments would be needed to make these comparables more equivalent to the subject. Nevertheless, these comparables sold from April 2018 to October 2019 for prices ranging from \$615,000 to \$1,067,500 or ranging from \$104.26 to \$196.59 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,497,579 or \$186.29 per square foot of living area, including land, which is greater than the range established by the best comparable sales in the record in terms of overall market value and within the range on a price per square foot basis. The subject's higher overall market value appears to be justified when considering the subject's larger site size with lake frontage/view, significantly larger dwelling size and superior features. Based on this record and after considering adjustments to the comparables sales for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by the assessment is supported.

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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