



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

APPELLANT: Ravi Sankar Ivaturi
DOCKET NO.: 20-04789.001-R-1
PARCEL NO.: 14-15-304-061

The parties of record before the Property Tax Appeal Board are Ravi Sankar Ivaturi, 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: \$37,548
IMPR.: \$180,076
TOTAL: \$217,624

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 3,311 square feet of living area. The dwelling was built in 2018. Features of the home include an unfinished basement, central air conditioning, and a 611 square foot attached garage. The property has an approximately 5,615 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 five comparable sales located within 0.75 of a mile from the subject and with one having the same assessment neighborhood code as the subject property. The comparables have sites that range in size from 6,339 to 15,412 square feet of land area. The comparables are improved with 2-story dwellings of frame exterior construction ranging in size from 2,810 to 3,918 square feet of living area. The dwellings were built from 2007 to 2015.

Each comparable has an unfinished basement with one being a walkout style, central air conditioning, and a 440 to 829 square foot garage. Four comparables each have one fireplace. The properties sold from August 2018 to February 2020 for prices ranging from \$327,500 to \$612,500 or from \$100.15 to \$194.94 per square foot of living area, land included. The appellant's evidence disclosed the subject sold for \$697,017 in July 2018. 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 \$217,624. The subject's assessment reflects a market value of \$653,722 or \$197.44 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 0.66 of a mile from the subject and with two having the same assessment neighborhood code as the subject property. The comparables have sites that range in size from 4,680 to 20,000 square feet of land area. The comparables are improved with 2-story dwellings of brick or wood siding exterior construction ranging in size from 2,812 to 4,349 square feet of living area. The dwellings were built from 2014 to 2019. Each comparable has a full basement with one having finished area¹, central air conditioning, and either a 2-car or a 3-car garage². Four comparables each have one fireplace. The properties sold from October 2019 to June 2021 for prices ranging from \$635,000 to \$710,000 or from \$163.26 to \$225.82 square foot of living area, land included. The board of review's evidence disclosed the subject sold for \$697,017 in July 2018. 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 ten suggested comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #1 through #4 as well as board of review comparables #1, #2, #3 and #5 which differ from the subject in age, dwelling size, basement finish, and/or have sale dates 15-17 months subsequent or prior to the subject's lien date and thus are less proximate to the January 1, 2020 assessment than the other sales in the record.

¹ The best description of the basement for comparable #1 was found in the MLS listing sheet presented by the board of review.

² The board of review reported that comparables #2 through #5 have garages ranging in size from 770 to 946 square feet of building area.

The Board finds the best evidence of market value to be the appellant's comparable #5 and board of review comparable #4 which have sale dates proximate in time to the subject's assessment date and are overall more similar to the subject in location, design, age, dwelling size, and most features, except each comparable has a larger lot size than the subject. The comparables sold in February 2019 and March 2020 for prices of \$612,500 and \$650,000 or of \$194.94 and \$195.96, land included. The subject's assessment reflects a market value of \$653,722 or \$197.44 per square foot of living area, land included, which falls slightly above the two best comparable sales in the record on both an overall and a per square foot basis. However, 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: 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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