



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

APPELLANT: Dilip Shah  
DOCKET NO.: 21-00736.001-R-1  
PARCEL NO.: 15-21-206-011

The parties of record before the Property Tax Appeal Board are Dilip Shah, 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:** \$45,159  
**IMPR.:** \$128,365  
**TOTAL:** \$173,524

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 2021 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 2,633 square feet of living area. The dwelling was constructed in 1996. Features of the home include a basement, central air conditioning, and a 736 square foot garage. The property has an approximately 15,250 square foot site and is located in Buffalo Grove, Vernon 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 0.55 of a mile from the subject. The parcels range in size from 10,020 to 12,200 square feet of land area and are improved with 2-story homes of wood siding exterior construction with 2,593 or 3,001 square feet of living area. The dwellings were built in 1997 or 1998. Each home has a basement, two of which have finished area, central air conditioning, and a garage ranging in size from 483 to

680 square feet of building area. Four homes each have a fireplace. The comparables sold from January to October 2020 for prices ranging from \$465,000 to \$549,900 or from \$169.28 to \$183.24 per square foot of living area, including land. Based on this evidence the appellant 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 \$173,524. The subject's assessment reflects a market value of \$521,877 or \$198.21 per square foot of living area, land included, when using the 2021 three year average median level of assessment for Lake County of 33.25% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located within 0.49 of a mile from the subject. Comparable #4 is the same property as the appellant's comparable #2. The parcels range in size from 10,020 to 17,420 square feet of land area and are improved with 2-story homes of wood siding exterior construction ranging in size from 2,593 to 2,633 square feet of living area. The dwellings were built in 1996 or 1998. Each home has a basement with finished area, central air conditioning, and a 506 or a 736 square foot garage. Two homes each have a fireplace. The comparables sold from May 2020 to August 2021 for prices ranging from \$465,000 to \$625,000 or from \$179.33 to \$237.37 per square foot of living area, including land.

The board of review submitted a brief contending that four of the appellant's comparables differ from the subject in dwelling size. The board of review further contended the appellant's comparable #2 was not an arm's length sale because of a dual broker relationship and that the appellant's comparables #3 and #4 sold too remote in time from the assessment date. The board of review acknowledged that its comparable #4, which is the same property as the appellant's comparable #2, was not an arm's length sale.

Based on this evidence the board of review requested an increase in the subject's assessment to \$174,983 which would reflect a market value of \$526,265 or \$199.87 per square foot of living area, including land, when using the 2021 three year average median level of assessment for Lake County of 33.25% as determined by the Illinois Department of Revenue.

### **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 evidence in the record does not support a reduction or an increase in the subject's assessment.

The record contains a total of eight comparable sales, with one common sale, for the Board's consideration. The Board gives less weight to the appellant's comparables #1, #3, #4, and #5, which are less similar to the subject in dwelling size than other comparables in this record.

The Board finds the best evidence of market value to be the appellant's comparable #2/board of review's comparable #4 and the board of review's comparables #1, #2, and #3, which are similar to the subject in dwelling size, age, location, site size, and features, although these comparables have finished basement area unlike the subject, suggesting downward adjustments to these comparables would be needed to make them more equivalent to the subject. These most similar comparables sold for prices ranging from \$465,000 to \$625,000 or from \$179.33 to \$237.37 per square foot of living area, including land. The subject's assessment reflects a market value of \$521,877 or \$198.21 per square foot of living area, including land, which is within the range established by the best comparable sales in this record.

Based on this evidence and after considering appropriate adjustments to the best comparables for differences when compared to the subject, the Board finds neither a reduction nor an increase in the subject's 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:

August 22, 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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