



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

APPELLANT: Chetan Thakkar
DOCKET NO.: 21-01300.001-R-1
PARCEL NO.: 15-15-107-105

The parties of record before the Property Tax Appeal Board are Chetan Thakkar, the appellant, by attorney Gregory Riggs, of Tax Appeals Lake County in Lake Zurich; 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: \$33,916
IMPR.: \$93,821
TOTAL: \$127,737

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 brick exterior construction with 1,484 square feet of living area. The dwelling was constructed in 2016. Features of the home include a lower level with finished area, central air conditioning, and a 420 square foot attached garage. The property has an approximately 1,059 square foot site and 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 with the same assessment neighborhood code as the subject and located within 0.08 of a mile from the subject property. The comparables have sites that range in size from 1,063 to 1,398 square feet of land area. The comparables are improved with 2-story or 3-story dwellings of brick with frame or brick and frame exterior construction with 1,484 or 1,963 square feet of living area. The dwellings were

built in 2016 or 2019. One comparable has a lower level with finished area. Each comparable has central air conditioning and an attached garage ranging in size from 420 to 1,365 square feet of building area. One comparable has one fireplace. The properties sold from November 2018 to January 2020 for prices ranging from \$337,000 to \$408,000 or from \$201.22 to \$227.09 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$112,322 which reflects a market value of \$337,000 or \$227.09 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$127,737. The subject's assessment reflects a market value of \$384,171 or \$258.88 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 five comparable sales with the same assessment neighborhood code as the subject and located within 0.06 of a mile from the subject property. Three comparables have sites with 1,060 or 1,420 square feet of land area. The comparables are improved with 2-story dwellings of brick exterior construction with 1,484 or 1,558 square feet of living area. The homes were built in 2016. Each comparable has a lower level with finished area, central air conditioning, and an attached garage with 420 square feet of building area. Two comparables each have one fireplace. The properties sold from March to August 2021 for prices ranging from \$392,000 to \$453,000 or from \$264.15 to \$290.76 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 eight comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables which are larger homes than the subject and/or have sale dates in 2018 and 2019 which are less proximate in time to the subject's January 1, 2021 assessment date at issue than the other comparable sales in this record.

The Board finds the best evidence of market value to be the board of review comparables which sold proximate in time to the subject's assessment date and are similar to the subject in location, design, age, dwelling size, and other features. The properties sold from March to August 2021 for prices ranging from \$392,000 to \$453,000 or from \$264.15 to \$290.76 per square foot of living area, land included. The subject's assessment reflects a market value of \$384,171 or \$258.88 per square foot of living area, land included, which falls below the range established by the best comparable sales in this record. Based on the record and after considering adjustments

to the 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: June 27, 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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