



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

APPELLANT: Gaurav Jalota  
DOCKET NO.: 21-01439.001-R-1  
PARCEL NO.: 11-11-403-007

The parties of record before the Property Tax Appeal Board are Gaurav Jalota, 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:** \$71,910  
**IMPR.:** \$138,859  
**TOTAL:** \$210,769

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 two-story dwelling of wood siding exterior construction with 3,204 square feet of living area. The dwelling was constructed in 2006. Features of the home include a walk-out basement, central air conditioning, a fireplace and a 723 square foot garage. The property has an approximately 57,782 square foot site and is located in Green Oaks, Libertyville Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on four comparable sales that are located within .33 of mile from the subject property. Comparable #1 has the same assessment neighborhood code as the subject. The comparables have sites that range in size from 40,217 to 42,066 square feet of land area. The comparables are improved with two-story dwellings of frame or frame with brick exterior construction ranging in size from 2,990 to 3,261 square feet of living area. The

dwelling were built from 1981 to 1988 with comparables #1, #3 and #4 having reported effective ages of 1990, 1984 and 1987, respectively. Each comparable has a basement, central air conditioning, one or two fireplaces and a garage ranging in size from 543 to 1,481 square feet of building area. The comparables sold from December 2019 to May 2020 for prices ranging from \$400,000 to \$573,350 or from \$130.08 to \$179.51 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 \$210,769. The subject's assessment reflects a market value of \$633,892 or \$197.84 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.

The board of review submitted a memorandum critiquing the appellant's comparables. The board of review argued that only one sale was from the subject's neighborhood and that the appellant's comparable sale #3 occurred in 2019. The board of review provided a copy of the Multiple Listing Service data sheet associated with the sale of the appellant's comparable #1 disclosing that "the back of the lot as well as the ditch in the front (but not the home) are located in a flood plain. Flood coverage is only required if a mortgage is obtained, and costs could vary depending on the insurer." The board of review also contends that the subject backs to Oak Grove School and enjoys a waterfront view of Doe Lake and that no other comparables could be found with such superior location.

In support of its contention of the correct assessment, the board of review submitted information on five comparable sales that are located within .49 of a mile from the subject property. The comparables have sites that range in size from 12,880 to 44,460 square feet of land area. The comparables are improved with two-story dwellings of wood siding exterior construction ranging in size from 2,907 to 3,342 square feet of living area. The dwellings were built from 1983 to 2000 with comparables #2 and #3 having reported effective ages of 1986 and 1990, respectively. Each comparable has a basement, central air conditioning, one or two fireplaces and a garage ranging in size from 495 to 1,063 square feet of building area. Comparable #4 has an inground swimming pool. The comparables sold from April 2020 to October 2021 for prices ranging from \$600,000 to \$690,000 or from \$182.48 to \$237.36 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **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 nine suggested comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparable #1 which appears to be an outlier due to its considerably lower sale price of \$400,000 or \$130.08 per square foot of living area, including

land when compared to the other sales in the record. The Board has given reduced weight to board of review comparable #4 due to its inground swimming pool not a feature of the subject.

The Board finds the parties' remaining comparables are relatively similar to the subject in location, dwelling size, design and some features. However, the Board finds six of the seven comparables are considerably older in age, when compared to the subject dwelling and board of review comparable #5, the comparable most similar in age has a considerably smaller site size, when compared to the subject, suggesting upward adjustments would be required to make the comparables more equivalent to the subject. Nevertheless, these seven comparables sold from December 2019 to October 2021 for prices ranging from \$500,000 to \$675,000 or from \$153.33 to \$220.30 per square foot of living area, including land. The subject's assessment reflects a market value of \$633,892 or \$197.84 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds no reduction 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:

October 17, 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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