



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

APPELLANT: Kumar Bhawesh  
DOCKET NO.: 21-01586.001-R-1  
PARCEL NO.: 15-20-214-013

The parties of record before the Property Tax Appeal Board are Kumar Bhawesh, 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:** \$29,073  
**IMPR.:** \$60,612  
**TOTAL:** \$89,685

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 1-story condominium unit of frame exterior construction with 1,412 square feet of above ground living area. The dwelling was constructed in 1991. Features of the subject include a basement with finished area, central air conditioning, a fireplace and a 200 square foot garage. The property 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 four comparable sales located in the same neighborhood code as the subject and within 0.44 of a mile from the subject property. The comparables are improved with 1-story condominium units of frame exterior construction each containing 1,412 square feet of above ground living area that were built from 1989 to 1991. The appellant reported that one comparable has an unfinished basement. Each comparable has central air conditioning and a garage with 200 square feet of building area. Two comparables each have a fireplace. The comparables sold from April to November 2020 for prices ranging from \$200,000 to \$245,000 or

from \$141.64 to \$173.51 per square foot of above ground 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 \$89,685. The subject's assessment reflects a market value of \$269,729 or \$191.03 per square foot of above ground 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 in response to the appeal, asserted that the appellant's comparables #1, #3 and #4 do not have basements and that the subject's assessed value is bracketed by the sales of similar properties in the neighborhood.

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales located in the same neighborhood code as the subject and with three comparables being within 0.33 of a mile from the subject property. The comparables are improved with 1-story condominium units of frame exterior construction each containing 1,412 square feet of above ground living area that were built from 1988 to 1992. Three comparables each have a basement, two with finished area, central air conditioning and a garage containing 200 square feet of building area. Three comparables each have a fireplace. The comparables sold from April 2019 to August 2020 for prices ranging from \$270,000 to \$289,900 or from \$191.22 to \$205.31 per square foot of above ground 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 eight suggested comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparables #1, #3 and #4 due to their dissimilar foundations when compared to the subject. The Board has given reduced weight to the board of review comparables #2, #3 and #4 due to their remote sale dates occurring in 2019, which is less proximate in time to the January 1, 2021 assessment date given other sales available in the record.

The Board finds the best evidence of market value to be the appellant's comparable #2 along with the board of review comparable #1. The Board finds that these two comparables sold proximate in time to the assessment date at issue and are identical to the subject in design and dwelling size and similar to the subject in location, age and features. The comparables sold in August and September 2020 for prices of \$245,000 and \$275,000 or \$173.51 and \$194.76 per square foot of above ground living area, including land. The subject's assessment reflects a market value of \$269,729 or \$191.03 per square foot of above ground living area, including land,

which is bracketed by the two best comparable sales contained in this 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:

July 18, 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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