



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

APPELLANT: Prasad Bhatt
DOCKET NO.: 21-01704.001-R-1
PARCEL NO.: 14-08-206-001

The parties of record before the Property Tax Appeal Board are Prasad Bhatt, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld & Associates, LLC in Northbrook; and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds a reduction 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: \$32,795
IMPR.: \$162,237
TOTAL: \$195,032

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 and wood siding exterior construction with 3,875 square feet of living area.¹ The dwelling was constructed in 1994 and is approximately 27 years old and has an effective age of 1995. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 713 square foot garage. The property has an approximately 43,180 square foot site and is located in Hawthorn Woods, Ela Township, Lake County.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on four suggested equity comparables located within the same assessment neighborhood code as the subject property and within .74 of a mile from the subject property. The comparables are improved with 2-story dwellings

¹ The Board finds the best description of the subject's exterior construction and dwelling size is found in the property record card provided by the board of review.

of either brick or wood siding exterior construction ranging in size from 3,886 to 4,902 square feet of living area. The dwellings range in age from 24 to 28 years old. Each comparable is reported to have an unfinished basement, central air conditioning, one fireplace and a garage ranging in size from 792 to 1,008 square feet of building area. The comparables have improvement assessments that range from \$150,379 to \$196,268 or from \$32.12 to \$40.63 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$162,237 or \$41.87 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$226,232. The subject property has an improvement assessment of \$193,437 or \$49.92 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on five suggested equity comparables located within the same assessment neighborhood code as the subject property and from .08 of a mile to 1.39 miles from the subject property. The comparables are improved with 1- story, 1.5-story or 2-story dwellings of brick, wood siding or brick and wood siding exterior construction ranging in size from 2,090 to 3,256 square feet of living area. The dwellings were built from 1985 to 1999. Each comparable has an unfinished basement, central air conditioning, either one or two fireplaces and a garage ranging in size from 660 to 768 square feet of building area. The comparables have improvement assessments ranging from \$105,991 to \$161,385 or from \$49.15 to \$52.39 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds based upon the evidence in the record a reduction in the subject's assessment is warranted.

The parties submitted nine suggested comparables for the Board's consideration. The Board gave less weight to appellant's comparables #1 and #3 as well as the board of review comparables due to their dissimilar dwelling size and/or their location of over one mile away from the subject.

The Board finds the best evidence of assessment equity are appellant's comparables #2 and #4. These two comparables are similar to the subject in location, age, dwelling size and features. They have improvement assessments of \$157,902 and \$158,435 or \$37.00 and \$40.63 per square foot of living area. The subject's improvement assessment of \$193,437 or \$49.92 per square foot of living area falls above the two best comparables in the record. Based on this record and after considering adjustments to the two best comparables for differences when compared to the subject, the Board finds the appellant demonstrated with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment commensurate with the appellant's request is justified.

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: January 16, 2024



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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