



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

APPELLANT: Mohit Deshpande  
DOCKET NO.: 21-03337.001-R-1  
PARCEL NO.: 15-29-302-033

The parties of record before the Property Tax Appeal Board are Mohit Deshpande, the appellant, by attorney Ryan Schaeffges, of the Law Office of Ryan Schaeffges, P.C. in Wheeling; 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:** \$28,549  
**IMPR.:** \$117,749  
**TOTAL:** \$146,298

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 tri-level style dwelling of wood siding exterior construction with 1,685 square feet of above grade living area that was constructed in 1982. Features of the home include a lower level with finished area, an unfinished basement, central air conditioning, a fireplace and a 380 square foot garage. The property has an approximately 6,000 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 four comparable sales located within 0.20 of a mile from the subject property. The comparables have sites with either 6,000 or 6,080 square feet of land area and are improved with split-level dwellings of frame exterior construction that have 1,485 or 1,845 square feet of above grade living area. The dwellings were built from 1977 to 1980. Each

comparable is reported to have a basement, three of which have finished area.<sup>1</sup> Each dwelling has central air conditioning and a 380 square foot garage. Three comparables each have one fireplace. The properties sold from April 2019 to July 2020 for prices ranging from \$230,000 to \$328,000 or from \$188.89 to \$220.88 per square foot of above grade living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$114,164 which reflects a market value of \$342,526 or \$203.28 per square foot of above grade 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 \$146,298. The subject's assessment reflects a market value of \$439,994 or \$261.12 per square foot of above grade 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 located within 0.20 of a mile from the subject property. However, comparable #5 lacks sufficient descriptive details and therefore shall not be analyzed or discussed further. Board of review comparable #3 is the same property as the appellant's comparable #3 but with a 2021 sale date. The comparables have sites that range in size from 6,000 to 10,040 square feet of land area and are improved with tri-level dwellings of wood siding exterior construction each with 1,485 square feet of above grade living area and were built in either 1978 or 1980. Each comparable has a lower level with finished area and a basement, with two having finished area. Each dwelling has central air conditioning and a 380 square foot garage. Three homes each have one fireplace. Comparable #3 has an inground swimming pool. The properties sold from November 2020 to August 2021 for prices ranging from \$405,000 to \$440,000 or from \$272.73 to \$296.30 per square foot of above grade living area, land included.

The board of review's grid analysis also reported the subject property sold in May 2018 for a sale price of \$431,000 or \$255.79. 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 record contains eight comparable sales for the Board's consideration, where one property was common to the parties and had two sales in 2019 and 2021. The Board gives less weight to

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<sup>1</sup> The appellant's grid analysis does not differentiate between lower level and basement area. No property record cards for the appellant's comparable properties were submitted. Details submitted in the board of review's grid analysis on the appellant's comparable #3 suggest that each of the appellant's comparable sales has a lower level with finished area and a basement, three of which have finished area.

appellant comparables #2 and #3 which sold in 2019, less proximate in time to the January 1, 2021 assessment date than other properties in the record. The Board gives less weight to board of review comparable #3 which has an inground swimming pool, unlike the subject property.

The Board finds the best evidence of market value to be appellant comparables #1 and #4 along with board of review comparables #1, #2 and #4 which are more similar to the subject in location, age, design, dwelling size and other features. These properties sold from March 2020 to August 2021 for prices ranging from \$230,000 to \$440,000 or from \$195.12 to \$296.30 per square foot of above grade living area, including land. The subject's assessment reflects a market value of \$439,994 or \$261.12 per square foot of above grade living area, including land, which falls within the range established by the best comparable sales in this record. After considering appropriate adjustments to the comparables for differences from the subject, the Board finds the subject's assessment is justified and a reduction in the subject's assessment is not warranted.

Furthermore, the Board finds the May 2018 purchase price of the subject property undermines the appellant's argument that the subject property is overvalued based on its assessment.

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:

November 21, 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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