



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

APPELLANT: Amarnath Maitra
DOCKET NO.: 21-03497.001-R-1
PARCEL NO.: 11-18-204-050

The parties of record before the Property Tax Appeal Board are Amarnath Maitra, 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 **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: \$56,770
IMPR.: \$117,314
TOTAL: \$174,084

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 2,888 square feet of living area. The dwelling was built in 1986 and is approximately 35 years old. Features of the home include an unfinished basement, central air conditioning, one fireplace, and a 484 square foot attached garage. The property has an approximately 15,028 square foot site and is located in Libertyville, Libertyville 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 located in the same assessment neighborhood code as the subject property and within 0.22 miles from the subject. The comparables have sites that range in size from 10,471 to 11,883 square feet of land area. The comparables are improved with 2-story dwellings of brick exterior construction with either 2,888 or 3,179 square feet of living area. The homes are either 34 or 35 years old. Each comparable

has an unfinished basement, central air conditioning, one fireplace, and a garage with 484 square feet of building area. The properties sold from March 2020 to June 2021 for prices ranging from \$469,000 to \$484,000 or from \$151.78 to \$162.40 per square foot of living area, land included. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$149,672 which reflects a market value of \$449,061 or \$155.49 per square foot of living area, land included, when using 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 \$174,084. The subject's assessment reflects a market value of \$523,561 or \$181.29 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 four comparable sales located in the same assessment neighborhood code as the subject property and within 0.22 of a mile from the subject. The comparables have sites that range in size from 10,700 to 17,810 square feet of land area. The comparables are improved with 2-story dwellings of brick exterior construction with either 2,873 or 2,888 square feet of living area. The homes were built in either 1986 or 1987 and thus are approximately 34 or 35 years old. Each comparable has an unfinished basement, central air conditioning, one or two fireplaces, and a garage with 484 square feet of building area. The properties sold from June 2020 to December 2021 for prices ranging from \$505,000 to \$569,000 or from \$175.77 to \$197.02 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be sustained.

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 seven suggested comparable sales for the Board's consideration. The Board finds the parties' comparables are similar to the subject in location, design, age, dwelling size, and features. The properties sold March 2020 to December 2021 for prices ranging from \$469,000 to \$569,000 or from \$151.78 to \$197.02 per square foot of living area, land included. The subject's assessment reflects a market value of \$523,561 or \$181.29 per square foot of living area, land included, which falls within the range established by the comparable sales in this record. Based on this record and after considering adjustments to the 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: February 20, 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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COUNTY

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