



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

APPELLANT: Renuka Desai
DOCKET NO.: 21-03697.001-R-1
PARCEL NO.: 15-23-301-049

The parties of record before the Property Tax Appeal Board are Renuka Desai, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Lake Forest; 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: \$39,172
IMPR.: \$177,212
TOTAL: \$216,384

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 4,562 square feet of living area.¹ The dwelling was constructed in 1995 and is approximately 26 years old. Features of the home include a concrete slab foundation, central air conditioning, a fireplace and a 504 square foot garage. The property has an approximately 14,810 square foot site and is located in Lincolnshire, Vernon Township, Lake County.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$607,000 as of January 1, 2020. In

¹ The parties differ as to the size of the subject dwelling. The Board finds the best evidence for the subject's size was contained in the appellant's appraisal. The appraiser made an interior and exterior inspection of the subject property, and the appraisal included a sketch diagram with exterior dimensions and area calculations.

estimating the subject's market value, the appraiser developed the sales comparison approach utilizing three comparable sales which have varying degrees of similarity to the subject in location, age, dwelling size, and features. The comparables sold in February and October 2019 for prices ranging from \$500,000 to \$575,000 or from \$147.36 to \$165.80 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 property of \$216,384. The subject's assessment reflects an estimated market value of \$650,779 or \$142.65 per square foot of living area including land when applying the 2021 three-year average median level of assessment for Lake County of 33.25%.

In support of the subject's assessment, the board of review submitted information on five comparable sales located within .26 of a mile from the subject property. The comparables are situated on sites ranging in size from 7,840 to 9,580 square feet of land area and are improved with 1-story² or 2-story dwellings of brick exterior construction that range in size from 3,108 to 3,502 square feet of living area. The dwellings were constructed in 1995. Each comparable has a concrete slab foundation, central air conditioning, one fireplace and a garage ranging in size from 400 to 480 square feet of building area. The comparables sold from June to December 2021 for prices ranging from \$535,000 to \$575,000 or from \$161.34 to \$172.14 per square foot of living area, including land. Based on this evidence, the board of review requested that the subject property'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 Board finds the appellant submitted an appraisal utilizing three comparable sales and the board of review provided five comparable sales to support their respective positions. The Board finds both parties presented comparables that are significantly smaller than the subject dwelling in size. Notwithstanding, the Board gives less weight to the appraiser's value conclusion as the valuation date is 12 months prior to the January 1, 2021 assessment date and is less likely to be reflective of market value. Likewise, the comparable sales utilized in the appraisal sold at least 14 months prior to the assessment date of January 1, 2021 and were less likely to be indicative of market value.

The Board finds the best evidence of market value to be the board of review comparables which sold most proximate in time to the January 1, 2021 assessment and are similar in location, age and features. However, the comparables have smaller lot sizes and significantly smaller

² Comparables #1 and #2 have ground floor areas of 1,112 and 1,096 square feet with above ground floor areas of 3,444 and 3,468, respectively, suggesting these are part 1-story and part 2-story dwellings.

dwelling sizes suggesting upward adjustments are necessary to make them more equivalent to the subject. Nevertheless, these comparables sold from June to December 2021 for prices ranging from \$535,000 to \$575,000 or from \$161.34 to \$172.14 per square foot of living area, including land. The subject's assessment reflects a market value of \$650,779 or \$142.65 per square foot of living area, including land, which falls above the range established by the best comparable sales in the record on overall value and below on price per square foot. The subject's higher overall market value is logical due to subject's larger site and significantly larger dwelling size than the comparables. Therefore, after considering adjustments to the best comparables for differences including site and dwelling sizes when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. Based on this record, the Board finds the appellant failed to prove by a preponderance of the evidence that a reduction in the subject's assessment 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: June 27, 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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