



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

APPELLANT: Chetna Shah
DOCKET NO.: 21-03782.001-R-1
PARCEL NO.: 13-27-404-024

The parties of record before the Property Tax Appeal Board are Chetna Shah, 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: \$21,398
IMPR.: \$138,086
TOTAL: \$159,484

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 2,986 square feet of living area. The dwelling was constructed in 2001. Features of the home include a basement with finished area, central air conditioning, a fireplace and a 681 square foot garage. The property has an approximately 23,090 square foot site and is located in Barrington, Cuba 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 2.38 miles from the subject property and none of which are within the same neighborhood code as the subject. The comparables have sites that range in size from 8,306 to 13,970 square feet of land area. The appellant reported the comparables are improved with 2-story dwellings of frame exterior construction ranging in size from 2,560 to 3,050 square feet of living area. The dwellings were built in either 1990 or 1992. The comparables each have a basement, three of which have finished area. Each comparable has central air conditioning, a fireplace and a garage ranging in

size from 451 to 539 square feet of building area. The comparables sold from November 2019 to February 2021 for prices ranging from \$415,000 to \$524,000 or from \$143.28 to \$172.54 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 of \$159,484. The subject's assessment reflects a market value of \$479,651 or \$160.63 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 three comparable sales that are located within 2.38 miles from the subject property and none of which are within the same neighborhood code as the subject. Comparable #2 is the same property as the appellant's comparable #4. The comparables have sites that range in size from 8,310 to 13,320 square feet of land area. The board of review reported the comparables are improved with 2-story dwellings of either wood or aluminum siding exterior construction ranging in size from 2,560 to 3,113 square feet of living area. The dwellings were built in either 1990 or 1992. The comparables each have a basement with finished area. Each comparable has central air conditioning, a fireplace and a garage ranging in size from 451 to 473 square feet of building area. The comparables sold from July 2020 to June 2021 for prices ranging from \$465,000 to \$597,000 or from \$168.33 to \$221.36 per square foot of 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 six suggested comparable sales for the Board's consideration, with one comparable being common to both parties all of which are located over two miles away from the subject property. The Board has given less weight to the appellant's comparables #2 and #3, as well as board of review comparable #3 due to their smaller dwelling sizes when compared to the subject. The Board gave reduced weight to the appellant's comparable #1 which sold in 2019, which is less proximate to the January 1, 2021 assessment date than other comparables in the record.

The Board finds the best evidence of market value to be the parties' remaining comparables, that includes the common comparable. The Board finds these comparables sold more proximate in time and are similar to the subject in dwelling size, design, and some features. However, all are older dwellings located on smaller sites when compared to the subject. These comparables sold in February and June 2021 for prices of \$524,000 and \$597,000 or for \$168.33 and \$221.36 per square foot of living area, including land. The subject's assessment reflects a market value of

\$479,651 or \$160.63 per square foot of living area, including land, which falls well below the two best comparable sales in the 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: 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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