



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

APPELLANT: Afzal Ali
DOCKET NO.: 21-03990.001-R-1
PARCEL NO.: 11-23-202-002

The parties of record before the Property Tax Appeal Board are Afzal Ali, 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: \$43,902
IMPR.: \$151,416
TOTAL: \$195,318

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 is improved with a two-story dwelling with a wood siding exterior containing 3,982 square feet of living area. The dwelling was built in 1997. Features of the home include a full unfinished basement, central air conditioning, one fireplace and an attached garage with 655 square feet of building area. The property has a site with approximately 15,770 square feet of land area located in Green Oaks, 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 improved with two-story dwellings of frame construction that range in size from 3,232 to 3,718 square feet of living area. The homes were built in 1997 or 1998. Each comparable has an unfinished basement, central air conditioning, and an attached garage with either 674 or 710 square feet of building area. Two comparables have one fireplace. These properties have sites ranging in size from 16,045 to

19,220 square feet of land area. The comparables are located from .04 to 1.53 miles from the subject property. The appellant submitted a copy of the Multiple Listing Service listing for comparable #1 disclosing the home was rehabbed in 2019. The sales occurred in April 2020 and July 2020 for prices of \$540,000 and \$578,500 or from \$155.59 to \$167.08 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$193,711.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$195,318. The subject's assessment reflects a market value of \$587,423 or \$147.52 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 five comparable sales with comparable #3 being the same property as appellant's comparable #1. The comparables are improved with two-story dwellings of wood siding, brick or wood siding and brick exterior construction that range in size from 3,161 to 4,662 square feet of living area. The homes were built from 1990 to 1997. Each comparable has an unfinished basement, central air conditioning, and an attached garage ranging in size from 655 to 768 square feet of building area. Four comparables have one or two fireplaces. These properties have sites ranging in size from 17,270 to 57,060 square feet of land area. The comparables are located from .04 to .27 of a mile from the subject property. The sales occurred from April 2020 to November 2021 for prices ranging from \$569,900 to \$860,000 or from \$148.83 to \$184.47 per square foot of living area, including land.

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 comparable sales submitted by the parties to support their respective positions with one sale being common to the parties. The Board gives less weight to appellant's comparable sales #2 and #3 due to differences from the subject in location and dwelling size. Similarly, the Board gives less weight to board of review comparables #4 and #5 due to differences from the subject dwelling in size and the fact that comparable #4 has an inground swimming pool, a feature the subject property does not have. The Board finds the best evidence of market value to be appellant's comparable sale #1 and board of review comparable sales #1, #2, and #3, which includes the common sale submitted by the parties. Comparable #2 has a larger site than the subject suggesting this property may require a downward adjustment. The common comparable submitted by the parties lacks a fireplace while the subject has a fireplace suggesting this comparable would require an upward adjustment. These most similar comparables sold for prices ranging from \$578,500 to \$627,500 or from \$148.83 to \$158.78 per square foot of living area, including land. The subject's assessment reflects a market value of

\$587,423 or \$147.52 per square foot of living area, including land, which is within the overall price range but below the range on a per square foot of living area basis as established by the best comparable sales in this record. Based on this evidence the Board finds the assessment of the subject property as established by the board of review is correct and a reduction in the subject's assessment is not 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:

December 19, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Afzal Ali, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
13975 W. Polo Trail Drive
#201
Lake Forest, IL 60045

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085