



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

APPELLANT: Sanjjiv Vermani
DOCKET NO.: 21-03995.001-R-1
PARCEL NO.: 11-28-303-030

The parties of record before the Property Tax Appeal Board are Sanjjiv Vermani, 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: \$42,698
IMPR.: \$177,446
TOTAL: \$220,144

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 of brick exterior construction containing 4,178 square feet of living area. The dwelling was constructed in 2003. Features of the home include a finished basement,¹ central air conditioning, one fireplace, five bathrooms, and two attached garages with a combined 696 square feet of building area. The property has a site with approximately 16,040 square feet of land area located in Vernon Hills, 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

¹ The board of review submitted a copy of the Multiple Listing Service listing associated with the August 2019 sale of the subject property describing the home as having a finished basement with a recreation room, exercise room, second kitchen, fifth bedroom, and full bathroom.

frame or a combination of frame and brick exterior construction that range in size from 3,471 to 4,241 square feet of living area. The homes were built from 2003 to 2005. Each comparable has an unfinished basement, central air conditioning, 2½ or 3½ bathrooms, and an attached garage ranging in size from 568 to 646 square feet of building area. These properties are located from .07 to .11 of a mile from the subject with sites ranging in size from 8,288 to 14,523 square feet of land area. The comparables sold from June 2020 to May 2021 for prices ranging from \$545,000 to \$660,000 or from \$149.23 to \$164.36 per square foot of living area, land included.² The appellant requested the subject's assessment be reduced to \$214,449.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$220,144. The subject's assessment reflects a market value of \$662,087 or \$158.47 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 with comparable #1 being the same property as appellant's comparable #2.³ The comparable sales are improved with two-story dwellings of brick or a combination of brick and wood siding exterior construction that range in size from 4,094 to 4,571 square feet of living area. The homes were built from 2000 to 2003. Each comparable has an unfinished basement, central air conditioning, 3½ to 4½ bathrooms, and an attached garage ranging in size from 640 to 719 square feet of building area. These properties are located from approximately .07 to 1.00 mile from the subject with sites ranging in size from 10,780 to 14,850 square feet of land area. The comparables sold from September 2020 to June 2021 for prices ranging from \$660,000 to \$790,000 or from \$155.62 to \$184.80 per square foot of living area, land included.

The board of review also submitted a copy of the Multiple Listing Service listing associated with the sale of the subject property in August 2019 for a price of \$642,000. This sale was also included in the board of review sales grid analysis.

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,⁴ 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.

² The appellant's grid analysis disclosed the subject property was purchased in August 2019 for a price of \$642,000.

³ The grid analysis submitted by the board of review listed five comparable sales, however, comparable #2 and comparable #5 are duplicates.

⁴ Both the appellant and the board of review referenced the subject's purchase in August 2019 for a price of \$642,000, however, the appellant did not mark recent sale as the basis of the appeal and no evidence was provided concerning the circumstances surrounding the transaction. Additionally, the sale was not as proximate in time to the assessment date as the best sales in this record. Therefore, the Board has not considered the purchase of the subject property in determining the correct assessment of the subject property.

The record contains six comparable sales submitted by the parties to support their respective positions with one comparable being common to the parties. The Board gives less weight to appellant's comparable sales #1 and #3 due to differences from the subject property in land area and dwelling size. The board gives most weight to appellant's comparable sale #2 and the comparable sales submitted by the board of review, which includes the common sale. Each of these comparables has an unfinished basement while the subject has a finished basement suggesting each would require an upward adjustment for this amenity. The comparables have from ½ to 1½ fewer bathrooms than the subject which would indicate they would require an upward adjustment for this feature. One comparable has no fireplace while the subject has one fireplace implying this property would require an upward adjustment. Conversely, three of the comparables have two fireplaces indicating they would require a downward adjustment for this characteristic. These most similar comparables sold for prices ranging from \$660,000 to \$790,000 or from \$155.62 to \$184.80 per square foot of living area, including land. The subject's assessment reflects a market value of \$662,087 or \$158.47 per square foot of living area, including land, which is within the range established by the best comparable sales in this record and is well supported after considering the suggested adjustments. Based on this evidence the Board finds the assessment of the subject property as established by the board of review is correct 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

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