



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

APPELLANT: Saad Farooq
DOCKET NO.: 21-04144.001-R-1
PARCEL NO.: 06-25-313-001

The parties of record before the Property Tax Appeal Board are Saad Farooq, 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: \$14,460
IMPR.: \$68,942
TOTAL: \$83,402

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 vinyl siding exterior construction that contains 1,738 square feet of living area. The dwelling was constructed in 1991 but has an effective construction date of 1994. Features of the home include a full basement that is partially finished with an 834 square foot recreation room,¹ central air conditioning, one fireplace, 3.5 bathrooms, and an attached garage with 420 square feet of building area. The property has an 8,546 square foot site located in Grayslake, Avon 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 that range in size from 1,710 to 1,940 square feet of living area. The homes were built from

¹ The board of review submitted a copy of the subject's property record card describing the home as having a full basement with an 834 square foot recreation room, which was not refuted by the appellant in rebuttal.

1991 to 1996 with comparable #2 having effective construction date of 1994. Each comparable has a basement, central air conditioning, 2.5 bathrooms, and a garage with either 412 or 420 square feet of building area. Two comparables have one fireplace. These properties have sites ranging in size from 4,299 to 10,071 square feet of land area. The comparables have the same assessment neighborhood code as the subject and are located from .01 to .29 of a mile from the subject property. The sales occurred from March 2020 to September 2020 for prices of \$228,000 or \$255,000 or from \$131.44 to \$133.33 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$78,781.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$83,402. The subject's assessment reflects a market value of \$250,833 or \$144.32 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 improved with two-story dwellings that have vinyl siding exteriors that range in size from 1,554 to 1,710 square feet of living area. The homes were built from 1992 to 1995 with comparables #2, #4 and #5 having effective construction dates of 1998, 1995, and 1996, respectively. Three comparables have a full basement with one having finished area, one comparable has a crawl space foundation, and one comparable has a concrete slab foundation. Each comparable has central air conditioning, 2.5 or 3.5 bathrooms, and an attached garage ranging in size from 276 to 420 square feet of building area. Two comparables have one fireplace. These properties have sites ranging in size from 6,600 to 7,980 square feet of land area. The comparables have the same assessment neighborhood code as the subject and are located from .21 to .45 of a mile from the subject property. The sales occurred from October 2020 to October 2021 for prices ranging from \$250,000 to \$287,500 or from \$156.84 to \$171.99 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 Board finds the best evidence of market value to be the appellant's comparable sales #2 and #3 along with board of review comparable sales #2 and #4 as these comparables are improved with dwellings most similar to the subject in size and type of foundation. Appellant's comparables #2 and #3 as well as board of review comparable #4 have unfinished basements while the subject has finished basement area; appellant's comparables #2 and #3 as well as board of review comparable #4 have one less bathroom than the subject; and appellant's comparable #2 as well as board of review comparables #2 and #4 have one less fireplace than the subject, suggesting these comparables would require upward adjustments to make them more equivalent to the subject t property for these features. These four comparables sold for prices ranging from

\$228,000 to \$287,500 or from \$132.25 to \$168.13 per square foot of living area, including land. The subject's assessment reflects a market value of \$250,833 or \$144.32 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 to the best comparables. Less weight is given appellant's comparable #1 and board of review comparable #5 due to differences from the subject dwelling in size. Less weight is given board of review comparables #1 and #3 due to differences from the subject dwelling in type of foundation. Based on this evidence the Board finds the assessment of the subject 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: 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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