



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

APPELLANT: Satish Tripathi  
DOCKET NO.: 21-04702.001-R-2  
PARCEL NO.: 16-16-303-047

The parties of record before the Property Tax Appeal Board are Satish Tripathi, 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:** \$114,283  
**IMPR.:** \$434,601  
**TOTAL:** \$548,884

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 exterior construction with 6,394 square feet of living area. The dwelling was constructed in 2006. Features of the home include a basement, that has finished area, central air conditioning, two fireplaces and an attached 1,067 square foot garage. The property has a 1.1 acre, or an approximately 47,920 square foot site, and is located in Highland Park, West Deerfield Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In partial support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$1,350,000 as of January 1, 2020. The appellant's appraiser used the sales comparison approach to value property in estimating a market value for the subject. The appellant's appraiser selected five comparable sales that are located from 1.26 to 2.32 miles from the subject. The comparables have sites ranging in size from .44 of an acre to 2.26 acres of land area

that are improved with “Contemporary”, “Colonial” or “Traditional” style dwellings of various exterior construction ranging in size from 5,820 to 9,485 square feet of living area. The comparables range in age from 15 to 31 years old. The comparables have basements, each of which have finished area, central air conditioning, and from a 3-car to a 5-car garage. The comparables sold from February to November 2019 for prices ranging from \$930,000 to \$1,500,000 or from \$129.15 to \$247.85 per square foot of living area, including land. After adjusting the comparables’ sale prices for differences when compared to the subject, the appraiser estimated the comparables would have adjusted sale prices ranging from \$1,033,000 to \$1,404,000. Based on these adjusted sale prices, the appraiser arrived at an indicated value for the subject by the sales comparison approach of \$1,350,000 as of January 1, 2020.

Alternatively, in support of the overvaluation argument, the appellant submitted a grid analysis containing three comparable sales that are located within .45 of a mile from the subject. Comparable #1 has a 39,600 square foot site, however, comparables #2 and #3 did not have their site size disclosed. The comparables are improved with 2-story dwellings ranging in size from 5,453 to 6,098 square feet of living area. The comparables were built from 1942 to 2003, with the home built in 1942 having a 1992 effective age. The comparables have unfinished basements, central air conditioning, a fireplace and a garage ranging in size from 984 to 1,144 square feet of building area. The comparables sold from March 2020 to January 2021 for prices ranging from \$900,000 to \$1,057,500 or from \$165.05 to \$173.42 per square foot of living area, including land.

Based on this evidence the appellant requested the subject’s assessment be reduced to \$360,159.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$548,884. The subject's assessment reflects a market value of \$1,650,779 or \$258.18 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 that are located from .89 of a mile to 1.14 miles from the subject. The comparables have sites ranging in size from 38,310 to 44,870 square feet of land area that are improved with are described as 1-story or 2-story dwellings of brick or wood siding exterior construction ranging in size from 5,379 to 6,917 square feet of living area. The comparables were built from 1970 to 2008. Four comparables have basements, two of which have finished area, and one comparable has a slab foundation. The comparables have from two to four fireplaces and an attached garage ranging in size from 897 to 1,169 square feet of building area. Four comparables have central air conditioning and one comparable has a swimming pool. The comparables sold from July 2020 to August 2021 for prices ranging from \$1,300,000 to \$2,150,000 or from \$208.18 to \$330.06 per square foot of living area, including land.

The board of review’s submission included a critique of the appellant’s evidence, as well as a detailed analysis of the board of review’s comparables. The board of review argues the subject has a premium location in a secluded subdivision with a private lake view from the home.

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.

As an initial matter regarding the appellant's appraisal, the Board gives less weight to the value conclusion due to the appraisal's effective date occurring 12 months prior to the January 1, 2021 assessment date at issue. Additionally, the Board gives less weight to the appraisal comparables due to their sale date occurring greater than 12 months prior to the January 1, 2021 assessment date at issue, when the record contains comparables that sold more proximate to the assessment date at issue and would have been available for selection by the appellant's appraiser.

The parties submitted a total of eight recent comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables, due to their significantly smaller dwelling size when compared to the subject or the lack of information regarding their site size, which would be necessary when comparing the properties to the subject. The Board also gives less weight to the board of review's comparables #1 and #5, due to their dissimilar slab foundation and/or their significant difference in dwelling size when compared to the subject. The Board finds the board of review's remaining comparables have varying degrees of similarity to the subject. However, each has a smaller site and two lack finished basement area when compared to the subject, albeit one has a swimming pool feature when compared to the subject. Nevertheless, the best comparables sold from July 2020 to August 2021 for prices ranging from \$1,300,000 to \$2,150,000 or from \$213.71 to \$330.06 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,650,779 or \$258.18 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. Based on this evidence the Board finds a reduction in the subject's assessment is not 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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