



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

APPELLANT: Subramanya Sagubadi
DOCKET NO.: 21-04907.001-R-1
PARCEL NO.: 06-32-412-007

The parties of record before the Property Tax Appeal Board are Subramanya Sagubadi, 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: \$13,010
IMPR.: \$80,660
TOTAL: \$93,670

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 vinyl siding exterior with 3,142 square feet of living area.¹ The dwelling was constructed in 2004. Features of the home include an unfinished basement, central air conditioning, and a garage containing 599 square feet of building area. The subject property includes a site of approximately 9,950 square feet of land area located in Round Lake, Avon Township, Lake County.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellant submitted a grid analysis with information on twelve equity comparables located within .56 or a mile from the subject and within the same assessment neighborhood code as the subject property. The comparables are described as 2-story homes ranging in size from 3,142 to 3,168 square feet of living area. The homes were built from

¹ Some descriptive information was drawn from the subject's property record card submitted by the board of review.

2001 to 2005. The comparables are described as each having an unfinished basement; eleven comparables have central air conditioning; seven comparables have a fireplace; and each comparable has a garage containing 528 square feet of building area. The comparables' improvement assessments range from \$75,416 to \$76,887 or from \$23.95 to \$24.28 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$93,670. The subject property has an improvement assessment of \$80,660 or \$25.67 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted a property record card for the subject property along with a grid analysis with information on five equity comparables located within .62 of a mile from the subject and within the same assessment neighborhood code as the subject property. The comparables consist of 2-story dwellings with vinyl siding exteriors containing either 3,142 or 3,168 square feet of living area. The homes were built from 2001 to 2004. The comparables each feature a basement, one with finished area. Each comparable also central air conditioning, a fireplace, and a garage containing either 528 or 599 square feet of building area. The comparables have improvement assessments that range from \$79,826 to \$83,087 or from \$25.20 to \$26.23 per square foot of living area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted a total of seventeen equity comparables in support of their positions before the Property Tax Appeal Board. The Board gave less weight to appellant's comparable #2 based on the lack of central air conditioning which is a feature of the subject dwelling. The Board also gave less weight to board of review comparable #2 based on its finished basement which the subject dwelling lacks. The Board finds that the remaining comparables in this record are similar to the subject in terms of location, design, dwelling size, age, unfinished basements, and most features. These comparables have improvement assessments ranging from \$75,416 to \$81,756 or from \$23.95 to \$26.02 per square foot of living area. The subject's improvement assessment of \$80,660 or \$25.67 per square foot of living area falls within the range established by the best comparables in this record both in terms of overall improvement assessment and on a per square foot of living area basis. After considering adjustments to the best comparables in the record for any differences from the subject, the Board finds that the appellant did not establish by clear and convincing evidence that the subject dwelling is inequitably assessed and, therefore, a reduction in the subject's improvement 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: July 18, 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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COUNTY

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