



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

APPELLANT: Kishor Desai
DOCKET NO.: 21-04973.001-R-1
PARCEL NO.: 15-08-203-007

The parties of record before the Property Tax Appeal Board are Kishor Desai, 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: \$22,674
IMPR.: \$82,826
TOTAL: \$105,500

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 tri-level style dwelling of wood siding exterior construction with 1,482 square feet of above grade living area. The dwelling was constructed in 1978. Features of the home include a lower-level with finished area,¹ central air conditioning and a 441 square foot garage. The property has an approximately 7,352 square foot site and is located in Vernon Hills, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales located within 0.83 of a mile from the

¹ The parties disagree as to finished lower-level area for the subject property. The Board finds the best description of the subject's lower-level is found in the appellant's grid analysis and supported by cost information contained in the subject's property record.

subject property.² The comparables have sites that range in size from 6,500 to 7,777 square feet of land area and are improved with split-level style dwellings of frame exterior construction with either 1,290 or 1,674 square feet of above grade living area. The dwellings were built from 1976 to 1979. Each comparable has a lower level with finished area, central air conditioning, one fireplace and a 441 or 462 square foot garage. The properties sold from March 2020 to April 2021 for prices ranging from \$260,000 to \$383,500 or from \$186.98 to \$229.09 per square foot of above grade living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$97,802 which reflects a market value of \$293,435 or \$198.00 per square foot of above grade living area, land included, when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$105,500. The subject's assessment reflects a market value of \$317,293 or \$214.10 per square foot of above grade 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 located within 0.83 of a mile from the subject property. Board of review comparable #1 is the same property as the appellant's comparable #4. The comparables have sites that range in size from 6,500 to 8,630 square feet of land area and are improved with tri-level style dwellings of wood siding exterior construction ranging in size from 1,314 to 1,674 square feet of above grade living area. The homes were built from 1975 to 1979. Each comparable has a lower level with two reported to have finished area.³ Each comparable has central air conditioning, one fireplace and a garage ranging in size from 441 to 528 square feet of building area. The properties sold from August 2020 to December 2021 for prices ranging from \$305,000 to \$405,000 or from \$212.90 to \$241.94 per square foot of above grade living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 eight comparable sales for the Board's consideration, as one property was common to both parties. The Board gives less weight to board of review comparables #2, #3 and #4 which are described as lacking finished lower-level area.

² Sale details for appellant comparable #4 were found in the board of review's grid analysis which includes the sale of this same property as its comparable #1.

³ The Board finds that board of review comparable #1, also submitted by the appellant as its comparable #4, has a finished lower-level.

The Board finds the best evidence of market value to be the appellant's comparables and board of review comparables #1 and #5, including the common property, which are more similar to the subject in location, age, design, dwelling size and other features. These best comparables sold from March 2020 to April 2021 for prices ranging from \$260,000 to \$383,500 or from \$186.98 to \$232.12 per square foot of above grade living area, including land. The subject's assessment reflects a market value of \$317,293 or \$214.10 per square foot of above grade living area, including land, which falls within the range established by the best comparable sales in this record. After considering appropriate adjustments to the comparables for differences from the subject, 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:

August 22, 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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