



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

APPELLANT: Jomy Joy  
DOCKET NO.: 21-05020.001-R-1  
PARCEL NO.: 15-29-306-030

The parties of record before the Property Tax Appeal Board are Jomy Joy, 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:** \$32,075  
**IMPR.:** \$91,286  
**TOTAL:** \$123,361

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 two-story dwelling of frame exterior construction with 1,716 square feet of living area. The dwelling was constructed in 1979. Features of the home include a basement with finished area, central air conditioning, a fireplace and a 400 square foot garage. The property has an approximately 8,625 square foot site and is located in Buffalo Grove, Vernon Township, Lake County.

The appellant contends assessment inequity, with respect to the improvement assessment, as the basis of the appeal. In support of this argument, the appellant submitted information on 12 equity comparables located in the same assessment neighborhood code as the subject. The comparables are improved with two-story dwellings of frame exterior construction that range in size from 1,716 to 1,920 square feet of living area. The homes were built from 1978 to 1986. Nine comparables have a basement with five having finished area. Each dwelling has central air

conditioning and either a 400 or 420 square foot garage. Six homes each have one fireplace. The comparables have improvement assessments that range from \$78,351 to \$102,042 or from \$45.66 to \$53.66 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$87,773 or \$51.15 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$123,361. The subject has an improvement assessment of \$91,286 or \$53.20 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on five equity comparables located in the same assessment neighborhood code as the subject property. Board of review comparables #1, #2 and #3 are the same properties as the appellant's comparables #7, #3 and #9, respectively. The comparables are improved with two-story dwellings of wood siding exterior construction ranging in size from 1,716 to 1,920 square feet of living area. The homes were built from 1978 to 1986. Each comparable has a basement with two having finished area. Each dwelling has central air conditioning, one fireplace and either a 400 or 420 square foot garage. The comparables have improvement assessments that range from \$86,919 to \$100,100 or from \$50.65 to \$53.66 per square foot of living area.

The board of review also submitted comments contending the subject property had been remodeled in 2017. In support of this contention the board submitted a copy of a Multiple Listing Service (MLS) residential rental sheet which described the subject as a "fabulous rental renovated in 2017." The subject's property record card, submitted by the board of review, reported a building permit was issued in March 2017 totaling \$30,000 for a remodel of the subject property. Based on this evidence, the board of review requested the subject's assessment be confirmed.

### **Conclusion of Law**

The appellant 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 record contains 14 equity comparables for the Board's consideration, as three properties were common to both parties. The Board gives less weight to appellant comparables #1 through #4, #6, #8, #10, #11 and #12 along with board of review comparable #2, #4 and #5, including one of the common properties, which differ from the subject in foundation type, lack basement finished area and/or are less similar to the subject in dwelling size than other properties in the record.

The Board finds the best evidence of assessment equity to be appellant comparables #5, #7 and #9 as well as board of review comparables #1 and #3, including two of the common properties, which are more similar to the subject in location, age, design, dwelling size and other features. These comparables have improvement assessments that range from \$87,660 to \$92,085 or from \$51.08 to \$53.66 per square foot of living area. The subject's improvement assessment of \$91,286 or \$53.20 per square foot of living area falls within the range established by the best comparables in this record. After considering appropriate adjustments to the best comparables for differences from the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed 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:

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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COUNTY

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