



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

APPELLANT: Ahmad Mohsenzadeh
DOCKET NO.: 22-00342.001-R-1
PARCEL NO.: 13-12-101-074

The parties of record before the Property Tax Appeal Board are Ahmad Mohsenzadeh, the appellant, by attorney Andrew J. Rukavina, of The Tax Appeal Company in Mundelein; 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: \$37,928
IMPR.: \$217,004
TOTAL: \$254,932

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 2022 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 5,180 square feet of living area. The dwelling was built in 2001. Features of the home include a walkout basement, with finished area central air conditioning, two fireplaces, and a garage with 1,080 square feet of building area. The property has an approximately 40,075 square foot site and is located in Lake Barrington, Cuba Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on five comparable sales located in the same neighborhood code as the subject property and from 1.54 to 3.75 miles from the subject. The properties have sites that range in size from 37,993 to 54,517 square feet of land area. The comparables are improved with 2-story dwellings of brick, frame or brick and frame exterior construction ranging in size from 4,616 to 5,196 square feet of living area. The dwellings were built from 1988 to 1991 with

comparable #2 having an effective age of 1992. The comparables each have a basement with four having finished area and comparable #5 being walkout. Each comparable has central air conditioning, two to four fireplaces, and one or two garages ranging in size from 763 to 1,137 total square feet of building area. The properties sold from April 2020 to April 2021 for prices ranging from \$599,000 to \$750,000 or from \$124.40 to \$144.34 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$224,410 which reflects a market value of \$673,297 or \$129.98 per square foot of living area, land included, at 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 \$254,932. The subject's assessment reflects a market value of \$764,872 or \$147.66 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.¹

In support of its contention of the correct assessment, the board of review submitted information on the same five comparable sales #1 through #5 submitted by the appellant which were previously described. The board of review noted that the subject dwelling is 10 to 12 years newer than the comparables and has a walkout basement. 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.

The record contains the same five comparable sales submitted by both parties to support their respective positions before the Property Tax Appeal Board. The Board gives less weight to the parties' comparable sales #1, #2 and #4 that sold from April to November 2020, which is less proximate in time to the January 1, 2022 assessment date at issue than the parties' remaining two comparable sales.

The Board finds the best evidence of market value to be the parties' comparable sales #3 and #5. These comparables sold more proximate in time to the assessment date at issue, but have varying degrees of similarity in features to the subject. Moreover, the Board finds the subject is superior to these comparables in overall property characteristics, including but not limited to its newer age, larger dwelling size, and/or basement finish when compared to the subject. Nevertheless, the parties' two best comparables sold in May and February of 2021 for prices of \$655,000 and \$600,000 or for \$139.72 and \$129.98 per square foot of living area, land included, respectively.

¹ Property Tax Appeal Board procedural rule Sec. 1910.50(c)(1) provides that in all counties other than Cook, the three-year county wide assessment level as certified by the Department of Revenue will be considered. 86 Ill. Admin. Code Sec. 1910.50(c)(1). As of the development of this Final Administrative Decision, the Department of Revenue has not published figures for tax year 2022.

The subject's assessment reflects a market value of \$764,872 or \$147.66 per square foot of living area, land included, which falls above the parties' two best comparable sales in this record, but appears to be logical given its superior features described above. Based on the record and after considering adjustments to the best comparables for the differences from the subject, the Board finds a reduction in the subject's estimated market value as reflected by its 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: February 20, 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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