



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

APPELLANT: Desh Thakkar
DOCKET NO.: 22-00343.001-R-1
PARCEL NO.: 13-11-300-060

The parties of record before the Property Tax Appeal Board are Desh Thakkar, 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: \$17,035
IMPR.: \$116,890
TOTAL: \$133,925

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 one-story condominium unit¹ of frame exterior construction with 1,523 square feet of living area. The dwelling was built in 1978. Features of the home include a walkout basement with finished area, central air conditioning, two fireplaces, and a garage with 484 square feet of building area. The property has an approximately 1,523 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. The appellant provided a map and reported the comparables are located within 0.61 of a mile from the subject property. The properties have sites of 1,229 or 1,523 square feet

¹ Some of the property characteristics of the subject property was drawn from the property record card submitted by the board of review.

of land area that are improved with one-story dwellings of frame exterior construction with either 1,229 or 1,523 square feet of living area. The dwellings were built from 1978 to 1988. Three comparables have a walkout basement with finished area, and two comparables lack a lower level and a basement. Each comparable has central air conditioning, one or two fireplaces, and a garage with either 205 or 484 square feet of building area. The properties sold from August 2020 to May 2022 for prices ranging from \$239,000 to \$385,000 or from \$194.47 to \$252.79 per square foot of living area, land included. The appellant also disclosed the subject property sold in May 2019 for \$450,000 or \$295.47 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$118,747 which reflects a market value of \$356,277 or \$233.93 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 \$133,925. The subject's assessment reflects a market value of \$401,815 or \$263.83 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.² In the grid analysis, the board of review asserted appellant comparables #1, #3, #4 and #5 have "smaller units and differing style types" relative to the subject property and that the subject property is valued at 89% of its May 2019 sale price of \$450,000.

In support of its contention of the correct assessment, the board of review submitted information on five comparable sales located in the same neighborhood code as the subject and within 0.61 of a mile from the subject. Board of review comparable sale #3 is the same property as the appellant's comparable sale #2. The properties have sites that range in size from 1,389 to 1,571 square feet of land area that are improved with one-story dwellings of frame exterior construction ranging in size from 1,389 to 1,571 square feet of living area. The dwellings were built from 1975 to 1987. Three comparables have a walkout or lookout basement with finished area, and two comparables lack either a lower level or a basement. Each comparable has central air conditioning, one or two fireplaces, and a garage with either 441 or 484 square feet of building area. The properties sold from July 2020 to May 2022 for prices ranging from \$385,000 to \$460,000 or from \$250.00 to \$331.17 per square foot of living area, land included. In addition, the board of review noted the value adjustments for differences in property characteristics of each comparable relative to the subject property. 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.

² Property Tax Appeal Board procedural rule section 1910.50(c)(1) provides that in all counties other than Cook, the three-year county wide assessment level as certified by the Illinois Department of Revenue (IDOR) will be considered. 86 Ill.Admin.Code Sec. 1910.50(c)(1). As of the development of this Final Administrative Decision, the IDOR has not published figures for tax year 2022.

The parties submitted a total of nine comparable sales for the Board's consideration, which includes one sale shared by the parties. The Board gives less weight to the appellant's comparable sales #1, #3, #4 and #5 along with the board of review comparable sales #4 and #5 due to differences from the subject in dwelling size, lack of a basement, and/or remote sale dates that occurred in 2020 which is less proximate in time to the January 1, 2022 assessment date at issue.

The Board finds the best evidence of market value to be appellant's comparable sale #2/board of review comparable sale #3 as well as board of review sales #1 and #2 which sold proximate in time to the subject's assessment date. In addition, these comparables are identical or similar to the subject in location, lot size, dwelling size, age, and most features. These three comparables sold from October 2021 to May 2022 for prices ranging from \$385,000 to \$460,000 or from \$252.79 to \$331.17 per square foot of living area, land included. The subject's assessment reflects a market value of \$401,815 or \$263.83 per square foot of living area, land included, which falls within the range established by the best comparable sales in the record. 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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