



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

APPELLANT: Krishna Devabhaktuni
DOCKET NO.: 22-00400.001-R-1
PARCEL NO.: 14-22-309-028

The parties of record before the Property Tax Appeal Board are Krishna Devabhaktuni, 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: \$67,829
IMPR.: \$268,586
TOTAL: \$336,415

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 two-story dwelling of brick exterior construction with 4,761 square feet of living area. The dwelling was constructed in 2007. Features of the home include a basement with finished area,¹ central air conditioning, four fireplaces and a 977 square foot garage. The property has a 27,961 square foot site and is located in Kildeer, Ela 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 that have the same assessment neighborhood code as the subject and are located within .22 of a mile from the subject property.

¹ According to the notes depicted in the property information sheet provided by the board of review, the subject dwelling received a home improvement exemption (HIE) in 2009 for 2,703 square feet of basement finish and a four fixture bathroom per a permit inspection, which was not refuted by the appellant in rebuttal.

Four comparables are located on the same street as the subject. The parcels range in size from 22,142 to 30,056 square feet of land area. The comparables are improved with two-story dwellings of brick or brick and frame exterior construction ranging in size from 4,882 to 5,425 square feet of living area. The dwellings were built from 2003 to 2007. The comparables each have a basement, one of which is a walk-out design and two of which are look-out designs. The grid analysis has handwritten notations indicating three of the five basements have finished area. Each comparable has central air conditioning, two or three fireplaces and a garage ranging in size from 726 to 945 square feet of building area. Comparable #5 has an unfinished attic. The comparables sold from February to December 2021 for prices ranging from \$750,000 to \$942,500 or from \$149.49 to \$189.64 per square foot of living area, including land.

The appellant also submitted a grid analysis labeled "Assessor Comps" that included information on four comparable sales presumably presented at the local hearing with handwritten notations pointing out the differences between the comparables and the subject. However, only three comparables in the grid analysis are found in the evidence presented by the board of review.

Based on this evidence, the appellant requested the subject's assessment be reduced to \$271,080, which would reflect a market value of \$813,321 or \$170.83 per square foot of living area, including land, when using 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 \$336,415. The subject's assessment reflects a market value of \$1,009,346 or \$212.00 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.²

In support of its contention of the correct assessment the board of review submitted information on four comparable sales that have the same assessment neighborhood code as the subject and are located within .27 of a mile from the subject property. Three comparables are located on the same street as the subject. The board of review's comparable #4 is the same property as the appellant's comparable #5. The parcels range in size from 22,142 to 30,915 square feet of land area. The comparables are improved with two-story dwellings of brick or brick and frame exterior construction ranging in size from 4,739 to 5,242 square feet of living area. The dwellings were built from 2004 to 2007. The comparables each have a basement, three of which are walk-out designs. Each comparable has central air conditioning, two or three fireplaces and a garage ranging in size from 694 to 899 square feet of building area. The comparables sold from September 2021 to July 2022 for prices ranging from \$942,500 to \$1,110,000 or from \$189.64 to \$222.27 per square foot of living area, including land. Based on this evidence the board of review requested confirmation of the subject's assessment.

² 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). Prior to the drafting of this decision, the Department of Revenue has yet to publish figures for tax year 2022.

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 sale was common to the parties. The Board has given less weight to the appellant's comparable #3, which appears to be an outlier due to its lower sale price of \$750,000 or \$149.49 per square foot of living area, including land, when compared to the other sales in the record. The Board has also given less weight to the appellant's comparable #4 due to its larger dwelling size, when compared to the subject.

The Board finds the best evidence of market value to be the appellant's comparables #1, #2 and #5/board of review comparable #4, along with board of review comparables #1, #2 and #3 which are similar to the subject in location, dwelling size, design, age and some features. The comparables sold from February 2021 to July 2022 for prices ranging from \$834,000 to \$1,110,000 or from \$170.83 to \$222.27 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,009,346 or \$212.00 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds 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: March 26, 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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