



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

APPELLANT: Sarith Ven  
DOCKET NO.: 22-00532.001-R-1  
PARCEL NO.: 14-03-104-020

The parties of record before the Property Tax Appeal Board are Sarith Ven, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld & Associates, LLC in Northbrook, 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:** \$47,319  
**IMPR.:** \$158,071  
**TOTAL:** \$205,390

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 3,968 square feet of living area. The dwelling was built in 2003 and is approximately 19 years old. Features include an unfinished walkout-style basement, central air conditioning, a fireplace, and a 926 square foot attached garage. The property has an approximately 31,281 square foot site and is located in Hawthorn Woods, Elia 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 in the same neighborhood code as the subject and within .4 of a mile from the subject. The parcels range in size from 20,258 to 22,651 square feet of land area and are each improved with a two-story dwelling of brick or wood siding exterior construction. The homes range in age from 19 to 22 years old and range in size from 3,517 to 4,748 square feet of living area. Each comparable has a full unfinished

basement, one of which is a walkout-style. Features include central air conditioning and a garage ranging in size from 580 to 864 square feet of building area. Three of the homes have either one or three fireplaces. The comparables sold from March 2019 to August 2021 for prices ranging from \$469,500 to \$655,000 or from \$133.49 to \$149.41 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduced total assessment of \$159,339 which would reflect a market value of approximately \$478,065 or \$141.06 per square foot of living area, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$205,390. The subject's assessment reflects a market value of \$617,529 or \$155.63 per square foot of living area, land included, when using the 2022 three-year median level of assessment of 33.26% for Lake County as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment, the board of review submitted information on three comparable sales located in the same neighborhood code as the subject and within .26 of a mile from the subject. Board of review comparable #1 is the same property as appellant's comparable #3. The parcels range in size from 20,273 to 35,767 square feet of land area and are each improved with a two-story dwelling of brick and wood siding or wood siding and brick exterior construction. The homes were built in either 2000 or 2002 and range in size from 3,664 to 4,384 square feet of living area. Each comparable has an unfinished basement, one of which is a lookout-style. Features include central air conditioning and a garage ranging in size from 600 to 743 square feet of building area. Two comparables each have a fireplace. The comparables sold from August 2021 to February 2022 for prices ranging from \$630,000 to \$685,000 or from \$149.41 to \$171.94 per square foot of living area, including land.

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 parties submitted a total of six suggested comparable sales, one of which was common to both parties, to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparable #2 due to its substantially larger dwelling size when compared to the subject. The Board has also given reduced weight to appellant's comparables #1 and #4 due to their dates of sale in 2019 and 2020, dates more remote in time to the lien date at issue of January 1, 2022, than other sales in the record.

The Board finds the best evidence of market value to be appellant's comparable sale #3 along with the board of review comparable sales, which includes the parties' common property. Each of these comparables are similar to the subject in location, age, and design with varying degrees of similarity in exterior construction, basement type and/or other features. Given these differences, adjustments are necessary for the comparables in various respects to make them more equivalent to the subject. Nevertheless, these most similar comparables sold for prices ranging from \$630,000 to \$685,000 or from \$149.41 to \$171.94 per square foot of living area, including land. The subject's assessment reflects a market value of \$617,529 or \$155.63 per square foot of living area, including land, which is below the range established by the best comparable sales in this record in terms of overall value and within the range on a per-square-foot of living area basis, including land. Based on this evidence and after considering adjustments to the best comparables for differences when compared to the subject property, 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: \_\_\_\_\_

August 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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