



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

APPELLANT: Vishal Gupta  
DOCKET NO.: 22-00916.001-R-1  
PARCEL NO.: 15-28-313-006

The parties of record before the Property Tax Appeal Board are Vishal Gupta, 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:** \$44,734  
**IMPR.:** \$126,841  
**TOTAL:** \$171,575

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 is improved with a two-story dwelling of frame construction containing 2,279 square feet of living area. The dwelling was constructed built 1989 and is approximately 33 years old. Features of the home include a partial basement that is partially finished, central air conditioning, two fireplaces, 2½ bathrooms, and an attached two-car garage with 440 square feet of building area. The property has a 10,890 square foot site located in Buffalo Grove, Vernon 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 improved with two-story dwellings of wood siding exterior construction that range in size from 2,279 to 2,855 square feet of living area. The homes range in age from 35 to 37 years old. Each comparable has a full or partial basement with finished area, central air conditioning, one fireplace, two or three full bathrooms,

one or two half-bathrooms, and an attached garage with either 440 or 483 square feet of building area. These properties have sites ranging in size from 8,755 to 10,079 square feet of land area. The comparables are within the same neighborhood as the subject and are from approximately .21 to .45 of a mile from the subject property. The sales occurred from February to July 2021 for prices ranging from \$449,000 to \$541,000 or from \$189.49 to \$210.62 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$150,622.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$171,575. The subject's assessment reflects a market value of \$514,776 or \$225.88 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.<sup>1</sup>

In support of its contention of the correct assessment the board of review submitted information on five comparable sales improved with two-story dwellings of frame construction that range in size from 2,064 to 2,279 square feet of living area. The homes were built in 1986 or 1987. Each comparable has a basement with four having finished area, central air conditioning, 2½ or 3½ bathrooms, and an attached two-car garage with either 400 or 440 square feet of building area. Four comparables have one fireplace. The comparables have sites ranging in size from 8,756 to 13,242 square feet of land area. These properties are located within the same neighborhood as the subject property and approximately .29 to .53 of a mile from the subject property. The sales occurred from June to November 2021 for prices ranging from \$477,500 to \$523,000 or from \$229.49 to \$247.09 per square foot of living area, including land.

### **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.

Of the nine sales submitted by the parties, the Board gives less weight to appellant's comparable sale #1 due being approximately 25% larger than the subject dwelling in size. The remaining comparables submitted by the parties are relatively similar to the subject in location, age, land area, style and features, with the exception that each has one or two less fireplaces than the subject and one has an unfinished basement. These comparables vary slightly from the subject in dwelling size. These eight properties sold from February to November 2021 for prices ranging from \$449,000 to \$523,000 or from \$196.01 to \$247.09 per square foot of living area, including land. Appellant's comparable sales #3 and #4 as well as board of review comparable sale #5 are most similar to the subject dwelling in size, each containing 2,279 square feet of living area. These three properties sold for prices ranging from \$449,000 to \$523,000 or from \$197.02 to

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<sup>1</sup> 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.

\$229.49 per square foot of living area, including land. The subject's assessment reflects a market value of \$514,776 or \$225.88 per square foot of living area, including land, which is within the range established by the best comparable sales in this record and is well support by the comparables most similar to the subject dwelling in size. Based on this evidence the Board finds the assessment of the subject property is correct 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: 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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COUNTY

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