



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

APPELLANT: Vivek Pavle  
DOCKET NO.: 22-00988.001-R-1  
PARCEL NO.: 15-16-313-033

The parties of record before the Property Tax Appeal Board are Vivek Pavle, 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:** \$45,905  
**IMPR.:** \$139,503  
**TOTAL:** \$185,408

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 frame exterior construction with 2,963 square feet of living area. The dwelling was constructed in 1991 and is approximately 31 years old. Features of the home include a basement with finished area, central air conditioning, a fireplace and a 693 square foot garage. The property has an approximately 16,220 square foot site and is located in Buffalo Grove, Vernon Township, Lake County.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on four equity comparables that have the same assessment neighborhood code as the subject and are located within .84 of a mile from the subject property. The comparables are improved with two-story dwellings of wood siding exterior construction ranging in size from 2,891 to 3,384 square feet of living area. The dwellings are 30 to 33 years old. Each comparable has a basement with

finished area, central air conditioning, one or two fireplaces and a garage ranging in size from 441 to 765 square feet of building area. The comparables have improvement assessments ranging from \$113,569 to \$120,562 or from \$35.63 to \$41.37 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$114,519 or \$38.65 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$185,408. The subject property has an improvement assessment of \$139,503 or \$47.08 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on four equity comparables that have the same assessment neighborhood code as the subject and are located within .75 of a mile from the subject property. The comparables are improved with two-story dwellings of frame exterior construction, each built in 1991 and containing 2,963 square feet of living area. Each comparable has a basement with finished area, central air conditioning and a 693 square foot garage. Three comparables each have one fireplace. The comparables have improvement assessments ranging from \$137,850 to \$141,038 or from \$46.52 to \$47.60 per square foot of building area. The board of review submission indicated the uniformity grid analysis was for the 2021 tax year and that a township equalization factor of 1.0109 was applied to all non-properties in Vernon Township in 2022.

### **Conclusion of Law**

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). 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 a total of eight suggested equity comparables for the Board's consideration. The Board has given less weight to the appellant's comparable #2 which is less similar to the subject in dwelling size than are the remaining comparables in the record.

The Board finds the best evidence of assessment equity to be the appellant's comparables #1, #3 and #4, along with the comparables submitted by the board of review. The appellant's three comparables are similar to the subject in dwelling size and age, while the board of review comparables are identical to the subject in dwelling size, age and garage size. The appellant's comparables #1, #3 and #4 have improvements assessments that range from \$113,569 to \$119,591 or from \$37.87 to \$41.37 per square foot of living area for tax year 2022 and the four board of review comparables have improvement assessments that range from \$137,850 to \$141,038 or from \$46.52 to \$47.60 per square foot of living area for tax year 2021. The assessment of the board of review comparables would need to be increased by a township equalization factor of 1.0109 to reflect their respective 2022 assessments. Nevertheless, the subject's improvement assessment of \$139,503 or \$47.08 per square foot of living area falls

within the range established by the comparables in this record prior to the application of the positive adjustment for equalization to the four board of review comparables. Based on this record the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed 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:

April 16, 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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