



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

APPELLANT: Senthilkumar Rasan
DOCKET NO.: 22-01042.001-R-1
PARCEL NO.: 15-09-106-024

The parties of record before the Property Tax Appeal Board are Senthilkumar Rasan, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld & Associates, LLC in Chicago; 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: \$37,174
IMPR.: \$139,034
TOTAL: \$176,208

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 2-story dwelling of wood siding exterior construction with 2,362 square feet of living area. The dwelling was built in 1991 and is approximately 31 years old. Features of the home include a basement with finished area, central air conditioning, one fireplace, and a 713 square foot garage. The property has an approximately 16,685 square foot site and is located in Vernon Hills, 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 located in the same assessment neighborhood code as the subject property and within 0.35 of a mile from the subject. The comparables have sites that range in size from 12,726 to 19,089 square feet of land area. The comparables are improved with 2-story dwellings of wood siding exterior construction ranging in size from 2,481 to 2,884 square feet of living area. The dwellings are either 31 or 33 years old.

The comparables each have a basement with two having finished area. Each comparable has central air conditioning, one or two fireplaces, and a garage that ranges in size from 441 to 690 square feet of building area. The properties sold from May 2020 to February 2021 for prices ranging from \$479,000 to \$575,000 or from \$193.07 to \$199.52 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$155,671 which reflects a market value of \$467,060 or \$197.74 per square foot of living area, land included, when applying 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 \$176,208. The subject's assessment reflects a market value of \$528,677 or \$223.83 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.¹

In support of its contention of the correct assessment, the board of review submitted information on five comparable sales located in the same assessment neighborhood code as the subject property and within 0.55 of a mile from the subject. The comparables have sites that range in size from 11,453 to 18,664 square feet of land area. The comparables are improved with 2-story dwellings of frame exterior construction ranging in size from 2,362 to 2,740 square feet of living area. The dwellings were built in either 1989 or 1991 and thus would be approximately 31 to 33 years old. The comparables each have a basement with four having finished area. Each comparable has central air conditioning, one fireplace, and a garage with either 441 or 690 square feet of building area. The properties sold from May 2020 to August 2022 for prices ranging from \$510,000 to \$625,000 or from \$205.99 to \$232.08 per square foot of living area, land included. 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 record contains nine comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparable #2, #3, and #4 as well as board of review comparables #3 and #4 which differ from the subject in dwelling size and/or have 2020 sale dates occurring less proximate in time to the subject's January 1, 2022 assessment date at issue than other comparables in this record.

¹ 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). As of the development of this Final Administrative decision, the Department of Revenue has not published figures for tax year 2022.

The Board finds the evidence of market value to be the parties' remaining comparables which sold proximate in time to the subject's assessment date and are similar to the subject in location, design, age, dwelling size, and most features. However, two comparables lack basement finish, a feature of the subject, suggesting appropriate upward adjustments would be necessary for this difference to make them more equivalent to the subject. The four properties sold from February 2021 to August 2022 for prices ranging from \$479,000 to \$625,000 or from \$193.07 to \$232.08 per square foot of living area, land included. The subject's assessment reflects an estimated market value of \$528,677 or \$223.83 per square foot of living area, land included, which falls within the range established by the best comparable sales in this record. Based on this record and after considering adjustments to the best comparables for differences from the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported and a reduction in the subject's 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Senthilkumar Rasan, by attorney:
Robert Rosenfeld
Robert H. Rosenfeld & Associates, LLC
40 Skokie Blvd
Suite 150
Northbrook, IL 60062

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085