



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

APPELLANT: Shashikant Gautam  
DOCKET NO.: 22-01327.001-R-1  
PARCEL NO.: 15-33-402-118

The parties of record before the Property Tax Appeal Board are Shashikant Gautam, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Hawthorn Woods, 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:** \$27,909  
**IMPR.:** \$168,974  
**TOTAL:** \$196,883

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 3,120 square feet of living area. The dwelling was built in 2010. Features of the home include an unfinished basement, central air conditioning, and an attached garage with 400 square feet of building area. The property has a 5,663 square foot site 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 three comparable sales improved with two-story dwellings of frame construction that have either 2,819 or 2,900 square feet of living area. The homes were built in 2003 and 2009. Each comparable has an unfinished basement, central air conditioning, and an attached garage with 400 square feet of building area. Comparable #3 has one fireplace. These properties have sites with either 1,816 or 5,227 square feet of land area. The comparables

are located either .06 or 2.55 miles from the subject property. Comparable #3 has the same assessment neighborhood code as the subject and is located along the same street and within the same block as the subject property. The comparables sold from July 2020 to September 2021 for prices ranging from \$480,000 to \$540,000 or from \$170.27 to \$186.21 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$167,423.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$196,883. The subject's assessment reflects a market value of \$590,708 or \$189.33 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 with comparable #1 being the same property as appellant's comparable #3. The comparables are improved with two-story dwellings of frame construction that range in size from 2,584 to 3,166 square feet of living area. The dwellings were built from 1990 to 2009. Each comparable has a basement with four having finished area, central air conditioning and an attached garage ranging in size from 400 to 609 square feet of building area. Three comparables have one fireplace. These properties have sites ranging in size from 5,227 to 13,182 square feet of land area. The comparables are located from .06 to .54 of a mile from the subject property. The sales occurred from July 2020 to November 2021 for prices ranging from \$500,000 to \$622,500 or from \$186.21 to \$207.80 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.

The Board gives less weight to appellant's comparable sales #1 and #2 due to differences from the subject property in location, both being approximately 2.55 miles from the subject property. The comparable most similar to the subject in location, age, size, and most features is the common comparable submitted by the parties, appellant's comparable #3/board of review comparable #1, that sold in July 2020 for a price of \$540,000 or \$186.21 per square foot of living area, including land. Even though this transaction occurred approximately 18 months prior to the assessment date, the Board finds it is somewhat supportive of the subject's assessment. The Board finds the best evidence of market value to be board of review comparable sales #2 through #5 due to location and having transactions that occurred proximate in time to the assessment date at issue. These comparables are improved with homes older than the subject dwelling suggesting each would require an upward adjustment for age. Conversely, each comparable has finished

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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.

basement area and two comparables have a fireplace, features the subject does not have, suggesting the comparables would negative or downward adjustments to make them more equivalent to the subject property for these characteristics. These comparables sold from July 2021 to November 2021 for prices ranging from \$500,000 to \$622,500 or from \$192.31 to \$207.80 per square foot of living area, including land. The subject's assessment reflects a market value of \$590,708 or \$189.33 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Based on this evidence the Board finds the assessment of the subject property as established by the board of review 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: January 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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