



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

APPELLANT: Uday Madampatti
DOCKET NO.: 22-01436.001-R-1
PARCEL NO.: 14-15-305-006

The parties of record before the Property Tax Appeal Board are Uday Madampatti, 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: \$47,132
IMPR.: \$228,934
TOTAL: \$276,066

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 frame exterior construction with 4,030 square feet of living area. The dwelling was constructed in 2014. Features of the home include a walk-out basement, central air conditioning, one fireplace and a garage with 716 square feet of building area. The property has an 18,021 square foot site and is located in Hawthorn Woods, Ela 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 located within .24 of a mile from the subject property. The comparables have sites ranging in size from 13,090 to 15,629 square feet of land area. The comparables are improved with 2-story dwellings of frame exterior construction ranging in size 3,309 to 4,094 square feet of living area that were built in 2015 and 2016. The appellant reported that each comparable has a basement, central air conditioning, one fireplace and a garage ranging in size from 645 to 804 square feet of building area. The comparables sold from April 2021 to May 2022 for prices ranging from \$670,000 to \$960,000 or

from \$186.89 to \$234.49 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$276,066. The subject's assessment reflects a market value of \$828,281 or \$205.53 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 three comparable sales. Comparable #1 is the same property as the appellant's comparable #3. The comparables are located from .13 of a mile to 2.5 miles from the subject property. The comparables have sites ranging in size from 10,981 to 13,090 square feet of land area. The comparables are improved with 2-story dwellings of frame exterior construction ranging in size from 3,474 to 4,094 square feet of living area that were built from 2015 to 2020. Each comparable has a basement, one of walk-out design, central air conditioning, one fireplace and a garage containing either 640 or 783 square feet of building area. The comparables sold in October 2021 and May 2022 for prices ranging from \$751,000 to \$960,000 or from \$216.18 to \$234.49 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 Board finds the parties submitted a total of five comparable properties for the Board's consideration, with one comparable being common to both parties. The Board gives less weight to appellant's comparable #2, due to its smaller dwelling size when compared to the subject. The Board gave reduced weight to board of review comparables #2 and #3 due to their distance of over two miles away from the subject property.

The Board finds the best evidence of market value to be appellant's comparables #1 and #3 along with board of review comparable #1, which includes the common comparable. The Board finds that these two comparables are most similar to the subject in location, design, age, dwelling size, and some features. These comparables sold in April 2021 and May 2022 for prices of \$710,000 and \$960,000 or \$186.89 and \$234.49 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$828,281 or \$205.53 per square foot of living area, including land, which is bracketed by the two best comparable sales in this record. Based

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.

on this record and after considering adjustments to the two best comparables for differences when compared to the subject, the Board finds 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: 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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