



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

APPELLANT: Harikishan Chikoti
DOCKET NO.: 22-01437.001-R-1
PARCEL NO.: 14-15-305-014

The parties of record before the Property Tax Appeal Board are Harikishan Chikoti, 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: \$43,715
IMPR.: \$181,302
TOTAL: \$225,017

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 3,344 square feet of living area. The dwelling was built in 2014. Features of the home include a full unfinished walk-out basement, central air conditioning, one fireplace, and an attached garage with 698 square feet of building area. The property has a 13,090 square foot site 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 five comparable sales improved with two-story dwellings of frame construction that range in size from 2,843 to 3,799 square feet of living area. The homes were built from 2008 to 2018. Each comparable has an unfinished basement with one being a walk-out design, central air conditioning, and an attached garage ranging in size from 595 to 804 square feet of building area. Three of the comparables have one fireplace. These properties have

sites ranging in size from 4,680 to 15,629 square feet of land area and they are located from .03 to .17 of a mile from the subject property. The sales occurred from December 2020 to September 2021 for prices ranging from \$555,000 to \$710,000 or from \$186.89 to \$223.36 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$217,338.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$225,017. The subject's assessment reflects a market value of \$675,119 or \$201.89 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.¹

In support of its contention of the correct assessment the board of review submitted a written critique of the appellant's comparable sales asserting that comparables #1, #3, #4 and #5 are the only sales within the subject's neighborhood that occurred within the year of the lien date and comparable sale #2 did not occur within one year of the lien date. It also argued the subject's assessment reflects a market value within the range established by these comparables on an overall basis and on a price per square foot basis. The board of review further asserted the subject is superior to all the comparables but comparable #2 with its walk-out basement and is superior to all the comparables but comparable #1 in above ground living area and basement area. The board of review was of the opinion the appellant's comparable sales are supportive 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 only evidence of market value to be comparable sales submitted by the appellant. These properties have varying degrees of similarity to the subject dwelling in land area, age, size, and features. These comparables sold for prices ranging from \$555,000 to \$710,000 or from \$186.89 to \$223.36 per square foot of living area, including land. Appellant's comparables #2 and #4 are most similar to the subject in dwelling size although each has a home that is approximately 1% or 4% smaller than the subject home, suggesting slight upward adjustments to each comparable for size may be appropriate. Additionally, comparable #2 has no central air conditioning while the subject has central air conditioning, suggesting the comparable would require an upward adjustment to make it more equivalent to the subject for this feature. Finally, comparable #4 does not have a walk-out basement as does the subject property which would indicate the comparable would need a positive or upward adjustment to

¹ 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.

make it more equivalent to the subject property for this feature. These two comparables sold for prices of \$623,000 and \$670,000 or for \$194.02 and \$202.48 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$675,119 or \$201.89 per square foot of living area, including land, which is within the range established by the comparable sales in this record on a price per square foot basis and is well supported by the two best sales in this record with respect to dwelling size after considering the suggested adjustments. 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

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

APPELLANT

Harikishan Chikoti, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
40 Landover Parkway
Suite 2
Hawthorn Woods, IL 60047

COUNTY

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