



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

APPELLANT: Jaya Jagadeesan
DOCKET NO.: 22-01464.001-R-1
PARCEL NO.: 15-24-308-003

The parties of record before the Property Tax Appeal Board are Jaya Jagadeesan, 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: \$56,848
IMPR.: \$176,390
TOTAL: \$233,238

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 brick and frame exterior construction with 3,082 square feet of living area. The dwelling was constructed in 1976. Features of the home include a basement with finished area, central air conditioning, a fireplace and a 552 square foot garage. The property has a 20,038 square foot site located in Lincolnshire, Vernon 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 that share the same assessment neighborhood code as the subject property and are located from 0.14 to 0.35 of a mile from subject. The comparables have sites that range in size from 19,602 to 20,473 square feet of land area. These properties consist of two-story dwellings of either frame or brick and frame exterior constructing ranging in size from 2,708 to 3,025 square feet of living area that were built

between 1972 and 1985. The appellant's information indicated that four of the five comparables had a fireplace, while all had central air-conditioning, finished basement areas and garages ranging in size from 462 to 1,236 square feet of building area. The properties were sold between May 2021 and May 2022 for prices ranging from \$540,000 to \$670,000 or from \$199.41 to \$225.44 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 \$233,238. The subject's assessment reflects a market value of \$699,784 or \$227.06 per square foot of living area, land included, when applying the statutory level of assessments of 33.33%.¹

In support of its contention of the correct assessment the board of review submitted information on five comparable sales. Comparables #3 and #5 are the same properties as the appellant's comparables #5 and #4, respectively. The board of review's comparables are located from 0.13 to 0.32 of a mile from the subject and in the same assessment neighborhood code. The comparables have sites that range in size from 19,602 to 24,394 square feet of land area. The comparables are improved with two-story dwellings of either frame or brick and frame exterior construction ranging in size from 2,941 to 3,418 square feet of living area that were built between 1973 and 1985. Each of the properties have central air-conditioning, a fireplace, finished basement area and garages ranging in size from 529 to 1,236 square feet of building area. The comparables were sold between May and June 2021 for prices ranging from \$650,000 to \$858,000 or from \$221.01 to \$260.47 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 parties submitted a total of eight comparable sales for the Board's consideration, with two of the comparables being common to the parties. The Board gives less weight to the appellant's comparables #2, #3, #4, and #5 and the board of review's comparable #3, #4, and #5 due to differences in age. The Board finds the best evidence of market value to be the appellant's comparable #1 and the board of review's comparables #1 and #2, which have varying degrees of similarity to the subject with respect to dwelling size, but are the most comparable in terms of age, location, lot size and features. The board of review's comparable #2 has more square footage and the appellant's comparable #1 has less square footage, suggesting that both

¹ Section 1910.50(c)(1) of the Board's procedural rules 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. Adm. Code 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.

properties would require square footage adjustments to make them more equivalent to the subject. The best comparables were sold between May 2021 and May 2022 for prices ranging from \$540,000 to \$800,000 or from \$199.41 to \$234.06 per square foot of living area, land included. The subject's assessment reflects a market value of \$699,784 or \$227.06 per square foot of living area, including land, which is within the range established by the best comparable sales in this record on a per square foot basis. Based on this evidence and after considering appropriate adjustments to the best comparables for differences from the subject, the Board finds 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: 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

Jaya Jagadeesan, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
40 Landover Parkway
Suite 3
Hawthorn Woods, IL 60047

COUNTY

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