



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

APPELLANT: Ashraf Malik
DOCKET NO.: 22-01549.001-R-1
PARCEL NO.: 13-02-319-001

The parties of record before the Property Tax Appeal Board are Ashraf Malik, 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 **A Reduction** 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: \$47,812
IMPR.: \$142,700
TOTAL: \$190,512

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 one-story dwelling of frame exterior construction with 2,973 square feet of living area. The dwelling was constructed in 1967 and has an effective age of 1989. Features of the home include a basement with finished area, central air conditioning, two fireplaces and an 825 square foot garage. The property has an approximately 32,925 square foot site and is located in Tower Lakes, Cuba Township, Lake County.

The appellant contends assessment inequity, with respect to the improvement assessment, as the basis of the appeal. In support of this argument, the appellant submitted information on three equity comparables located in the same assessment neighborhood code and from 0.57 of a mile to 1.04 miles from the subject. The comparables are improved with one-story dwellings of frame exterior construction ranging in size from 2,768 to 3,176 square feet of living area. The homes were built in 1976 or 1979. Each comparable has a basement with finished area, central air

conditioning, one or two fireplaces and a garage ranging in size from 480 to 798 square feet of building area. The comparables have improvement assessments ranging from \$129,940 to \$141,488 or from \$42.65 to \$47.86 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$139,553 or \$46.94 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$207,713. The subject has an improvement assessment of \$159,901 or \$53.78 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on three equity comparables located in the same assessment neighborhood code and within 0.79 of a mile from the subject property. As identified in the line entitled "Assessment Year" on page two of the board of review's grid analysis and given that the 2022 assessment of the subject property is not correctly set forth, it appears to the Property Tax Appeal Board that the submission contains assessment details for the board of review's comparables reflecting tax year 2021. Since 2021 assessment information is not responsive to a January 1, 2022 assessment appeal, the Board is not able to meaningfully analyze the board of review's equity comparables for this appeal. Based on this 2021 assessment evidence, the board of review requested the subject's 2022 assessment be confirmed.

Conclusion of Law

The appellant contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments, for the assessment year in question, of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted six equity comparables for the Board's consideration. The Board gives no weight to the board of review's comparables as the assessment information submitted refers to tax year 2021, whereas the appellant's appeal is based on a 2022 tax year appeal.

The Board finds the best evidence of assessment equity to be the appellant's comparables which are generally similar to the subject in age, design, dwelling size and other features. These comparables have improvement assessments ranging from \$129,940 to \$141,488 or from \$42.65 to \$47.86 per square foot of living area. The subject's improvement assessment of \$159,901 or \$53.78 per square foot of living area falls above the range established by the best comparables in this record. After considering adjustments to the comparables for differences from the subject, on this limited record, due to the erroneous board of review evidentiary submission, the Board finds the appellant demonstrated with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is 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:

April 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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