



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

APPELLANT: Srinivas Modekurti  
DOCKET NO.: 23-01857.001-R-1  
PARCEL NO.: 15-21-411-001

The parties of record before the Property Tax Appeal Board are Srinivas Modekurti, 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:** \$46,898  
**IMPR.:** \$198,524  
**TOTAL:** \$245,422

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 2023 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 exterior construction containing 3,776 square feet of living area. The dwelling was constructed in 1997 and is approximately 26 years old. Features of the home include a full basement that is partially finished, central air conditioning, two fireplaces, four bathrooms, and an attached garage with 693 square feet of building area. The property has a 12,197 square foot site located in Buffalo Grove, Vernon Township, Lake County.

The appellant contends inequity regarding the improvement assessment as the basis of the appeal. In support of this argument the appellant submitted information on nine assessment equity comparables improved with two-story dwellings of frame or brick exterior construction

that range in size from 3,632 to 3,881 square feet of living area.<sup>1</sup> The dwellings range in age from 20 to 28 years old. Each property has a basement with finished area, central air conditioning, 2½ to 4 bathrooms, and a garage ranging in size from 528 to 836 square feet of building area. Seven of the comparables have one or two fireplaces. The comparables have the same assessment neighborhood code as the subject and are located from approximately .06 to .41 of a mile from the subject. These properties have improvement assessments ranging from \$159,291 to \$189,345 or from \$42.19 to \$50.12 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$183,797.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$245,422. The subject property has an improvement assessment of \$198,524 or \$52.58 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on five assessment equity comparables improved with two-story dwellings of frame exterior construction that have either 3,554 or 3,757 square feet of living area. The homes were built from 1996 to 1998. Each property has a basement with four having finished area, central air conditioning, three or four bathrooms, and a garage ranging in size from 651 to 814 square feet of building area. Four comparables have one or two fireplaces. The comparables have the same assessment neighborhood code as the subject property and are located from approximately .050 to .423 of a mile from the subject property. Their improvement assessments range from \$191,485 to \$206,661 or from \$52.92 to \$55.01 per square foot of living area.

### **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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains fourteen assessment equity comparables submitted by the parties to support their respective positions. The comparables are similar to the subject in location, age, style, and size. The properties have varying degrees of likeness to the subject in features which would require adjustments to make these properties more equivalent to the subject property. The improvement assessments for the comparables range from \$159,291 to \$206,661 or from \$42.19 to \$55.01 per square foot of living area. Six of the comparables have fewer bathrooms than the subject, nine of the comparables have one or two fewer fireplaces than the subject, and one comparable has an unfinished basement unlike the subject property, necessitating upward adjustments to make them more equal to the subject for the lack of these features. The subject's improvement assessment of \$198,524 or \$52.58 per square foot of living area falls within the

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<sup>1</sup> The appellant's submission included additional equity comparables on a form not prescribed by the Property Tax Appeal Board and these additional comparables will not be further considered pursuant to Section 1910.80 of the Rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.80).

range established by the comparables in this record demonstrating the subject is being equitably assessed after considering the suggested adjustments to the comparables. Based on this record the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed 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:

October 15, 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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