



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

APPELLANT: Yanto Najam
DOCKET NO.: 23-02876.001-R-1
PARCEL NO.: 13-22-404-002

The parties of record before the Property Tax Appeal Board are Yanto Najam, the appellant, by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Park Ridge; 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: \$39,812
IMPR.: \$211,871
TOTAL: \$251,683

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 consists of a 2-story dwelling of frame and brick exterior construction with 4,752 square feet of living area. The dwelling was constructed in 1993 and is approximately 30 years old. Features of the home include a basement with finished area, central air conditioning, two fireplaces, and an 816 square foot garage. The property has an approximately 68,745 square foot site and is located in Lake Barrington, Cuba 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 are located in the same neighborhood code as the subject property and from 0.18 of a mile to 3.01 miles from the subject. The comparables have sites ranging in size from 42,873 to 62,362 square feet of land area. The comparables are improved with 2-story dwellings of brick or brick and frame exterior construction ranging in size from 4,616 to 4,874 square feet of living area. The homes are from

27 to 35 years old. Each comparable has a basement with finished area, central air conditioning, from two to four fireplaces, and a garage that ranges in size from 734 to 900 square feet of building area. The comparables sold from November 2020 to September 2022 for prices ranging from \$599,000 to \$695,000 or from \$124.40 to \$142.59 per square foot of living area, land included. 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 \$251,683. The subject's assessment reflects a market value of \$755,125 or \$158.91 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 five comparable sales that are located in the same neighborhood code as the subject and from 0.13 of a mile to 3.10 miles from the subject. The comparables have sites that range in size from 41,296 to 55,659 square feet of land area. The comparables are improved with 1.5-story or 2-story dwellings of brick or brick and frame exterior construction ranging in size from 3,955 to 4,752 square feet of living area. The homes were built from 1990 to 1997. Each comparable has a basement with finished area, central air conditioning, from one to three fireplaces, and a garage that ranges in size from 720 to 936 square feet of building area. The comparables sold from June 2021 to May 2023 for prices ranging from \$745,000 to \$999,000 or from \$183.27 to \$210.23 per square foot of living area, land included. 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 record contains ten suggested comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparables #2, #3, #4, and #5 as well as board of review comparable #5 which sold in either 2020 or 2021, less proximate to the subject's January 1, 2023 assessment date at issue given other sales available in this record. The Board gives less weight to board of review comparable #1 which has a dissimilar 1.5-story design when compared to the subject's 2-story design.

The Board finds the best evidence of market value to be board of review comparable sales #2, #3, and #4. The Board finds that these comparables sold proximate in time to the assessment

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). Prior to the drafting of this decision, the Department of Revenue has not published figures for tax year 2023.

date at issue and are overall more similar to the subject in location, design, age, dwelling size, and most features. The three properties sold for prices ranging from \$745,000 to \$850,000 or from \$183.27 to \$198.32 per square foot of living area, land included. The subject's assessment reflects a market value of \$755,125 or \$158.91 per square foot of living area, land included, which falls within the range established by the best comparable sales in the record on an overall market value basis and below on a price per square foot basis. Therefore, based on this record and after considering adjustments to the best comparables for differences from the subject, the Board finds the appellant did not prove by a preponderance of the evidence that the subject's estimated market value as reflected by its assessment is not supported 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 21, 2025



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

Yanto Najam, by attorney:
George N. Reveliotis
Reveliotis Law, P.C.
1030 Higgins Road
Suite 101
Park Ridge, IL 60068

COUNTY

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