



FINAL ADMINISTRATIVE DECISION ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Sarzu Shah
DOCKET NO.: 24-01598.001-R-1
PARCEL NO.: 11-28-413-027

The parties of record before the Property Tax Appeal Board are Sarzu Shah, 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:	\$38,038
IMPR.:	\$87,331
TOTAL:	\$125,369

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 2024 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 frame exterior construction with 1,894 square feet of living area. The dwelling was constructed in 2004 and is approximately 20 years old. Features of the home include a concrete slab foundation, central air conditioning and a 400 square foot garage. The property is located in Vernon Hills, Libertyville Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable properties that have the same assessment neighborhood code as the subject and are located within the same block and along the same street as the subject property. The comparables are improved with two-story dwellings of frame exterior construction containing either 1,894 or 2,067 square feet of living area. The dwellings are each 21 years old. The comparables each have central air conditioning and a 400 square foot

garage. The comparables sold from January to November 2022 for prices ranging from \$340,000 to \$360,000 or from \$174.17 to \$188.75 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$113,629, which would reflect a market value of \$340,921 or \$180.00 per square foot of living area, including land, when using the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$125,369. The subject's assessment reflects a market value of \$376,145 or \$198.60 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 information on four comparable properties. Comparable #1 has the same assessment neighborhood code as the subject and is along the same street as the subject. Comparables #2, #3 and #4 are located from approximately .73 of a mile to 1.05 miles from the subject property. The comparables are improved with two-story dwellings of frame exterior construction ranging in size from 1,813 to 1,894 square feet of living area. The dwellings were built in 2003 or 2004. The comparables each have central air conditioning and a 400 square foot garage. The comparables sold from October to November 2023 for prices ranging from \$370,000 to \$415,000 or from \$203.07 to \$228.90 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 seven comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparable #1 due to its larger dwelling size, when compared to the subject. The Board has given reduced weight to board of review comparables #2, #3 and #4 which are less similar to the subject in location than are other comparables in the record.

The Board finds the best evidence of market value to be the appellant's comparables #2 and #3, along with board of review comparable #1, although the appellant's comparables had sale dates that occurred either 13 or 16 months prior to the January 1, 2024 assessment date. The Board finds the three comparables are more similar to the subject in location and identical to the subject in dwelling size, design and features. The comparables sold from August 2022 to November

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 yet to publish figures for tax year 2024.

2023 for prices ranging from \$340,000 to \$399,000 or from \$179.51 to \$210.67 per square foot of living area, including land. The subject's assessment reflects a market value of \$376,145 or \$198.60 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record. Based on this record, the Board finds the subject's estimated market value as reflected by its assessment is 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: _____

C E R T I F I C A T I O N

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 20, 2026



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

Sarzu Shah, 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