



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

APPELLANT: Manilal Shah
DOCKET NO.: 24-01760.001-R-1
PARCEL NO.: 11-33-205-079

The parties of record before the Property Tax Appeal Board are Manilal Shah, the appellant, by attorney Andrew J. Rukavina, of The Tax Appeal Company in Mundelein; 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: \$83,296
IMPR.: \$189,351
TOTAL: \$272,647

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 1-story dwelling of frame with brick exterior construction with 3,069 square feet of living area. The dwelling was built in 2019. Features of the home include a basement, central air conditioning and a garage with 498 square feet of building area. 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 five comparable sales. The comparables are located in the same assessment neighborhood code as the subject and within .26 of a mile from the subject property. The comparables have sites that range in size from 7,440 to 10,794 square feet of land area. The comparables are improved with 1-story, 1.5-story or 2-story dwellings of frame with brick exterior construction ranging in size from 3,069 to 3,625 square feet of living area. The dwellings were built in 2021 and 2022. Each comparable has a basement, central air conditioning and a garage ranging in size from 462 to 506 square feet of building area. One comparable has a fireplace. The comparables sold from March 2022 to July 2023 for prices ranging from \$744,506

to \$891,473 or from \$231.72 to \$246.09 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 \$272,647. The subject's assessment reflects a market value of \$818,023 or \$266.54 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 four comparable sales. The comparables are located in the same assessment neighborhood as the subject and within .21 of a mile from the subject property. The comparables have sites ranging in size from 7,440 to 8,969 square feet of land area. The comparables are improved with 1-story dwellings of frame with brick exterior construction containing 3,069 or 3,081 square feet of living area. The dwellings were built from 2018 to 2022. Each comparable has a basement, central air conditioning and a garage containing 498 square feet of building area. The comparables sold from March 2022 to April 2023 for prices ranging from \$836,218 to \$935,000 or from \$271.41 to \$303.47 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In rebuttal the appellant's counsel asserted board of review comparables #1, #2 and #3 were "unadvertised MLS sales and not an arm's-length transaction"; and comparable #4 is a 2-story house with a finished lower level, but did not provide any substantive documentary evidence in support of these claims.

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 nine comparable sales for the Board's consideration. The Board has given less weight to appellant's comparables #1, #2 and #5 as well as board of review comparables #1, #2 and #3 due to their more remote sale dates occurring in 2022, which is less proximate in time to the January 1, 2024 assessment date given other sales available in the record.

The Board finds the best evidence of market value to be appellant's comparables #3 and #4 along with board of review comparable #4. The Board finds that these comparables are most similar to the subject in location, age, and some features and relatively similar in dwelling size and design.

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). As of the development of this Final Administrative decision, the Department of Revenue has not published figures for tax year 2024.

These most similar comparables sold in April and July 2023 for prices ranging from \$840,000 to \$935,000 or from \$231.72 to \$303.47 per square foot of living area, including land. The subject's assessment reflects a market value of \$818,023 or \$266.54 per square foot of living area, including land, which falls within the range of the best comparable sales in this record on a price per square foot basis but below the range on an overall market value. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds a reduction in the subject's assessment is not warranted.

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 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

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