



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

APPELLANT: Kunal Mehta
DOCKET NO.: 24-01838.001-R-1
PARCEL NO.: 15-33-402-120

The parties of record before the Property Tax Appeal Board are Kunal Mehta, 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: \$30,436
IMPR.: \$166,064
TOTAL: \$196,500

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 2,736 square feet of living area. The dwelling was constructed in 2006 and is approximately 18 years old. Features of the home include a basement, central air conditioning and a 420 square foot garage. The property has a 5,227 square foot site and is located in Buffalo Grove, Vernon 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 properties that are located from .31 of a mile to 1.57 miles from the subject property. The comparables have sites that range in size from 7,777 to 12,623 square feet of land area. The comparables are improved with two-story dwellings of frame or brick exterior construction ranging in size from 2,198 to 3,258 square feet of living area. The dwellings are from 33 to 48 years old. The comparables each have a

basement with finished area, central air conditioning, a fireplace and a garage ranging in size from 420 to 462 square feet of building area. The comparables sold from January 2023 to May 2024 for prices ranging from \$460,000 to \$657,500 or from \$163.99 to \$218.38 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$163,232, which would reflect a market value of \$489,745 or \$179.00 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 \$196,500. The subject's assessment reflects a market value of \$589,559 or \$215.48 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 three comparable properties that are located within approximately .60 of a mile from the subject property, one of which has the same assessment neighborhood code as the subject. The comparables have sites ranging in size from 8,712 to 10,000 square feet of land area. The comparables are improved with two-story dwellings of frame exterior construction ranging in size from 2,685 to 2,800 square feet of living area. The dwellings were built from 1990 to 2006. Each comparable has a basement with finished area, central air conditioning and a garage containing 400 or 441 square feet of building area. Two comparables each have a fireplace. The comparables sold from February 2022 to August 2024 for prices ranging from \$625,500 to \$730,000 or from \$232.14 to \$271.48 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 eight comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparables #1, #2, #3 and #5 which are less similar to the subject in age and/or dwelling size than other comparables in the record. Additionally, the appellant's comparables #2 and #3 are located more than one mile away from the subject. The Board has given reduced weight to board of review comparables #2 and #3 which sold in 2022, less proximate in time to the January 1, 2024 assessment date than other sales in the record.

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.

The Board finds the appellant's comparable #4 and board of review comparable #1 sold proximate in time to the assessment date at issue and are relatively similar to the subject in location, dwelling size and design. However, the Board finds the parcels are larger in size, when compared to the subject and the dwellings have basement finish, unlike the subject, suggesting downward adjustments for these differences would be required to make the comparables more equivalent to the subject. Conversely, the appellant's comparable #4 is 18 years older than the subject, suggesting an upward adjustment for this difference would be required. Nevertheless, the comparables sold in May 2023 and March 2024 for prices of \$545,000 and \$730,000 or for \$211.49 and \$271.48 per square foot of living area, including land, respectively. Most weight was given to board of review comparable #1 which is most similar to the subject in location and age. The subject's assessment reflects a market value of \$589,559 or \$215.48 per square foot of living area, including land, which is bracketed by the two best comparable sales in the record and is well supported by the most similar comparable sale, board of review comparable #1. Based on this record and after considering adjustments to the best comparables for differences from the subject, the Board finds a reduction in the subject's assessment is not warranted based on overvaluation.

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

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:

February 17, 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

Kunal Mehta, 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