



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

APPELLANT: Dilip Mehta
DOCKET NO.: 25-00281.001-R-1
PARCEL NO.: 15-28-303-081

The parties of record before the Property Tax Appeal Board are Dilip Mehta, the appellant, by attorney Arden Edelcup, of Tax Appeals Lake County in Lake Zurich; and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **A Reduction** 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: \$37,683
IMPR.: \$135,005
TOTAL: \$172,688

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 2025 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 exterior construction with 2,077 square feet of living area. The dwelling was constructed in 1985. Features of the home include a basement, central air conditioning, and a 504 square foot garage. The property has an 8,400 square foot site and is located in Buffalo Grove, Vernon Township, Lake County.

The appellant contends assessment inequity regarding the improvement as the basis of the appeal. In support of this argument the appellant submitted information on four equity comparables located within 0.23 of a mile from the subject, two of which are on the same street as the subject. The comparables are improved with 2-story homes ranging in size from 2,040 to 2,278 square feet of living area. The dwellings were built in 1985 or 1988. Each home has a 756 to 1,080 square foot basement, central air conditioning, and a garage ranging in size from 400 to 440 square feet of building area. The comparables have improvement assessments ranging from

\$123,633 to \$135,396 or from \$56.57 to \$66.37 per square foot of living area. Based on this evidence the appellant requested a reduction in the subject's improvement assessment to \$135,005.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$179,508. The subject property has an improvement assessment of \$141,825 or \$68.28 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on three equity comparables located within 0.45 of a mile from the subject. The comparables are improved with 2-story homes with 1,778 or 2,040 square feet of living area. The dwellings were built in 1979 or 1987. Each home has an 896 or 900 square foot basement, central air conditioning, and a 420 square foot garage. The comparables have improvement assessments ranging from \$122,398 to \$140,609 or from \$68.34 to \$68.93 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The taxpayer 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains seven equity comparables for the Board's consideration. The Board gives less weight to the board of review's comparable #2, which is less similar to the subject in dwelling size than the other comparables in this record.

The Board finds the best evidence of assessment equity to be appellant's comparables and the board of review comparables #1 and #3, which are more similar to the subject in dwelling size, age, location, and feature. These comparables have improvement assessments that range from \$123,633 to \$140,609 or from \$57.37 to \$68.93 per square foot of living area. The subject's improvement assessment of \$141,825 or \$68.28 per square foot of living area falls above the range established by the best comparables in terms of total improvement assessment and within the range on a per square foot basis. The appellant's comparables #1 and #2, which are located the most proximate to the subject and on the same street as the subject, have improvement assessments of \$132,647 and \$135,396 or \$61.55 and \$66.37 per square foot of living area. Based on this record and after considering appropriate adjustments to the best comparables for differences from the subject and giving the most weight to the two comparables located the most proximate to the subject, the Board finds the appellant demonstrated with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment commensurate with the appellant's request is 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: _____

July 21, 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

Dilip Mehta, by attorney:
Arden Edelcup
Tax Appeals Lake County
830 West IL Route 22
Suite 286
Lake Zurich, IL 60047

COUNTY

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