



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

APPELLANT: Mohammad Mushtaq
DOCKET NO.: 25-00646.001-R-1
PARCEL NO.: 07-06-307-002

The parties of record before the Property Tax Appeal Board are Mohammad Mushtaq, 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: \$26,033
IMPR.: \$171,232
TOTAL: \$197,265

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 wood siding exterior construction with 3,788 square feet of living area. The dwelling was constructed in 2000 and is approximately 25 years old. Features of the home include a basement with 1,707 square feet of finished area,¹ central air conditioning, and a 640 square foot garage. The property has an 11,326 square foot site and is located in Lake Villa, Warren Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on nine comparable sales located within 0.37 of a mile from the subject. The parcels range in size from 12,197 to 23,958 square feet of land area and are improved with 2-story homes ranging in size from 3,164 to 4,108 square feet of living area. The

¹ The Board finds the best evidence of dwelling size is found in the subject's property record card presented by the board of review.

dwelling are from 26 to 29 years old. Each home has a basement, five of which have 1,077 to 1,548 square feet of finished area,² central air conditioning, and a garage ranging in size from 504 to 702 square feet of building area. The comparables sold from January 2023 to September 2024 for prices ranging from \$425,000 to \$587,000 or from \$129.71 to \$150.48 per square foot of living area, including land. The appellant submitted a brief summarizing the comparables. 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 \$197,265. The subject's assessment reflects a market value of \$591,854 or \$156.24 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.

In support of its contention of the correct assessment the board of review submitted information on six comparable sales located within 0.33 of a mile from the subject. The parcels range in size from 10,799 to 15,682 square feet of land area and are improved with 2-story homes ranging in size from 3,039 to 3,586 square feet of living area. The dwellings are from 25 to 28 years old. Each home has a basement with 885 to 1,487 square feet of finished area, central air conditioning, and a garage ranging in size from 630 to 660 square feet of building area. The comparables sold from March to October 2024 for prices ranging from \$500,000 to \$590,000 or from \$153.37 to \$186.24 per square foot of living area, including land.

The board of review submitted a brief from the township assessor contending that the appellant's comparables lack a finished basement area that is a feature of the subject or differ in other features. Moreover, the township assessor pointed out the appellant's comparables #1 and #4 back to US Rt. 45 which has significant traffic and the appellant's comparables #2, #3, #5, and #9 are older sales. The board of review submitted maps, depicting the subject is an interior lot that does not back to traffic and the appellant's comparables #1 and #4 back to US Rt. 45. 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 fifteen comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #2, #3, #5, and #9, which sold less proximate in time to the assessment date than the other sales in this record, and to the appellant's comparables #1 and #4, which back to a busy street unlike the subject. The Board also gives less weight to the appellant's comparable #7 and the board of review's comparables #3, #4, #5, and #6, which are less similar to the subject in dwelling size than the other sales in this record.

² Finished basement area was reported by the board of review for the appellant's comparables #3, #4, #5, #8, and #9, which was not refuted by the appellant.

The Board finds the best evidence of market value to be appellant's comparables #6 and #8 and the board of review's comparables #1 and #2, which sold more proximate in time to the assessment date and are more similar to the subject in dwelling size, age, location, site size, and features, although one comparable lacks finished basement area that is a feature of the subject, suggesting an upward adjustment for this feature would be needed to this comparable to make it more equivalent to the subject. These most similar comparables sold for prices ranging from \$551,000 to \$587,000 or from \$134.39 to \$167.05 per square foot of living area, including land. The subject's assessment reflects a market value of \$591,854 or \$156.24 per square foot of living area, including land, which is above the range established by the best comparable sales in terms of total market value and within the range on a per square foot basis. Based on this evidence and after considering appropriate adjustments to the best comparables for differences from the subject, including finished basement area, the Board finds 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: _____

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

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