



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

APPELLANT: Manilal Shah
DOCKET NO.: 25-01002.001-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: \$86,245
IMPR.: \$196,054
TOTAL: \$282,299

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 one-story dwelling of frame and brick exterior construction with 3,069 square feet of living area. The dwelling was built in 2019. Features of the property 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 three comparable sales that have the same assessment neighborhood code as the subject and are located within approximately .26 of a mile from the subject property. The comparables have sites that range in size from 7,440 to 7,819 square feet of land area. The comparables are improved with two-story dwellings of frame and brick exterior construction ranging in size from 3,593 to 3,625 square feet of living area. The dwellings were built in 2021 or 2022. Each comparable has a basement, central air conditioning and a garage

with 500 or 506 square feet of building area. Two comparable each have a fireplace. The comparables sold from April 2023 to April 2025 for prices ranging from \$840,000 to \$970,000 or from \$231.72 to \$269.97 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$241,527, which would reflect a market value of \$724,653 or \$236.12 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 \$282,299. The subject's assessment reflects a market value of \$846,982 or \$275.98 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.

In support of its contention of the correct assessment, the board of review submitted information on three comparable sales that have the same assessment neighborhood as the subject and are located within approximately .16 of a mile from the subject property. The comparables have sites ranging in size from 7,562 to 8,969 square feet of land area. The comparables are improved with one-story dwellings of frame and 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 with 498 square feet of building area. The comparables sold from March 2022 to April 2025 for prices ranging from \$880,471 to \$975,000 or from \$285.77 to \$316.46 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 a total of six comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparables #2 and #3, as well as board of review comparables #2 and #3, which have sale dates that occurred in 2022 or 2023, less proximate to the lien date at issue than other sales in the record.

The Board has given more weight to the appellants' comparable #1, along with board of review comparable #1, which sold most proximate to the January 1, 2025 assessment date and are similar to the subject in location, age and some features. However, the Board finds the appellant comparable #1 has a two-story dwelling that is 17% larger than the subject, suggesting adjustments would be required to make this comparable more equivalent to the subject. The Board finds board of review comparable #1 is most similar to the subject in dwelling size and design. These two comparables sold in April 2025 for prices of \$970,000 and \$975,000 or for \$269.97 and \$316.46 per square foot of living area, including land. The subject's assessment reflects a market value of \$846,982 or \$275.98 per square foot of living area, including land, which falls well below the two best comparable sales in this record in terms of overall value and

is bracketed by the comparables on a price per square foot of living area, including land basis. Based on this record and after considering adjustments to the best comparable sales for differences when compared to the subject, the Board finds a reduction in the subject's estimated market value as reflected by its 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: _____

October 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 9-215 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

MANILAL SHAH , by attorney:
Andrew J. Rukavina
The Tax Appeal Company
28643 North Sky Crest Drive
Mundelein, IL 60060

COUNTY

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