FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Syed Ahmed
DOCKET NO.: 25-01336.001-R-1
PARCEL NO.: 11-11-101-008

The parties of record before the Property Tax Appeal Board are Syed Ahmed, the appellant, by Andrew J. Rukavina, attorney-at-law 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:	$92,404
IMPR.:	$339,358
TOTAL:	$431,762

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 two-story dwelling of brick exterior construction with 5,707 square feet of living area. The dwelling was constructed in 2003 and is approximately 22 years old. Features of the property include a 4,002 square foot basement, central air conditioning, three fireplaces, 6½ bathrooms, and two attached garages with a combined 1,047 square feet of building area.[1] The property has a 41,410 square foot site located in Green Oaks, 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 improved with two-story dwellings of frame construction that range in size from 4,039 to 4,430 square feet of living area. The homes

[1] The board of review submitted a copy of the Lake County Township Assessors Property Information Sheet for the subject property from which descriptive data were verified or obtained.

were built in 1973 or 1980. Each comparable has a full basement, central air conditioning, one or two fireplaces, and a garage ranging in size from 529 to 1,092 square feet of building area. The comparables also have 3½, 4 or 5½ bathrooms. These properties have sites ranging in size from 32,535 to 42,549 square feet of land. The comparables have the same neighborhood code as the subject property and are located from .51 to .62 of a mile from the subject property. The sales occurred from March 2023 to September 2025 for prices ranging from $745,000 to $852,500 or from $168.17 to $208.47 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to $379,934.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of $431,762. The subject's assessment reflects a market value of $1,295,416 or $226.99 per square foot of living area, land included, when using the statutory level of assessment of 33 1/3%.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales composed of two-story dwellings of brick or frame and brick exterior construction that range in size from 4,893 to 6,432 square feet of living area. The homes were built from 1996 to 2022. Each comparable has a basement containing from 1,774 to 3,280 square feet of basement area, central air conditioning, one or two fireplaces, and a garage ranging in size from 800 to 1,241 square feet of building area. The comparables have 4½, 5½ or 6½ bathrooms. Comparable #4 also has a bath house. These properties have sites containing from 23,939 to 60,680 square feet of land. The comparables have different neighborhood codes than the subject and are located from .707 of a mile to 1.282 miles from the subject property. The sales occurred from August 2023 to January 2026 for prices ranging from $1,175,000 to $1,630,000 or from $232.77 to $326.65 per square foot of living area, including land.

Appellant's counsel submitted rebuttal comments asserting board of review comparable #1 sold in 2026 and is not a valid comparable for a 2025 tax appeal. The attorney asserted board of review comparable #2 has a finished English basement with 1,700 square feet, a full high-end kitchen and exercise facility. The appellant's counsel contends board of review comparable #3 is a new construction estate and the subject is 20 years older. The appellant's attorney described board of review comparable #4 as having every high-end feature and in-ground pools, hot tubs and ultra lux finished basement. The property is described in the listing statement as presented by the appellant as having a swimming pool, hot tub, pool house and carriage house.

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 information on seven comparable sales to support their respective positions. The Board finds that the appellant's comparables are inferior to the subject in age, size and features being either 23 or 30 years older than the subject, being from 22% to 29%

smaller than the subject dwelling, having from one to three fewer bathrooms than the subject and having one or two fewer fireplaces than the subject. Additionally, appellant's comparables #1 and #3 have smaller garages than the subject. The appellant's comparables would require upward adjustments to make them more equivalent to the subject because of these differences. Besides these differences, appellant's comparable #3 sold in March 2023, approximately 21 months prior to the assessment date at issue, and is given less weight as the date of sale is not as proximate in time to the assessment date as the best sales in this record. Appellant's comparables sales #1 and #2 sold in September 2025 and February 2024 for prices of $852,500 and $842,000 or $199.74 and $208.47 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of $1,295,416 or $226.99 per square foot of living area, land included, which is above the two best sales submitted by the appellant but is appropriate given the subject's superior age, size and features.

The Board gives less weight to board of review comparable #1 as this property sold in January 2026, one year after the assessment date at issue, calling into question whether this sale would be indicative of fair cash value as of January 1, 2025. The Board gives less weight to board of review comparable #3 as the dwelling is approximately 19 years newer than the subject home. Board of review comparables #2 and #4 are relatively similar to the subject in size and age. These two properties sold in July 2024 and June 2025 for prices of $1,175,000 and $1,530,000 or for $232.77 and $237.87 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of $1,295,416 or $226.99 per square foot of living area, including land, which is bracketed by the total sales prices but below the prices on a per square foot of living area basis established by the two best comparable sales submitted by the board of review. The Board finds these two sales presented by the board of review are supportive of the subject's total assessment.

Based on this evidence the Board finds the subject's total assessment reflects the property's fair cash value and 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:

C E R T I F I C A T I O N

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: November 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 9-215 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

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