



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

APPELLANT: Eapen Varughese
DOCKET NO.: 20-01286.001-R-1
PARCEL NO.: 07-19-212-020

The parties of record before the Property Tax Appeal Board are Eapen Varughese, the appellant, by attorney Mark Van Donselaar, of Churchill, Quinn, Richtman & Hamilton LTD in Grayslake; 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: \$24,481
IMPR.: \$113,290
TOTAL: \$137,771

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 2020 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 3,893 square feet of living area. The dwelling was constructed in 1999. Features of the home include a basement with finished area, central air conditioning, a fireplace and a 480 square foot garage. The property has a 12,200 square foot site and is located in Gurnee, Warren Township, Lake County.

The appellant's counsel appeared before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales located within .17 of a mile from the subject. The comparables have sites ranging in size from 10,290 to 24,010 square feet of land area and are improved with 2-story dwellings of wood siding exterior construction ranging in size from 3,836 to 4,258 square feet of living area. The homes were built in 1998 or 2000 and have basements with finished area. Each

comparable also has central air conditioning, a fireplace, and a 448 to 812 square foot garage. The comparables sold from November 2018 to June 2020 for prices ranging from \$350,000 to \$399,000 or from \$88.57 to \$93.71 per square foot of living area, land included. 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 \$137,771. The subject's assessment reflects a market value of \$413,851 or \$106.31 per square foot of living area, land included, when using the 2021 three-year average median level of assessment for Lake County of 33.29% as determined by the Illinois Department of Revenue.

Appearing on behalf of the Lake County Board of Review was Jack Perry, Mass Appraisal Specialist. Mr. Perry asserted appellant's comparables #1 and #4 sold over one year from the January 1, 2021 assessment date and were less likely to glean a comparison market value for the subject property.

In support of its contention of the correct assessment, the board of review submitted information on five comparable sales located within .25 of a mile from the subject property. The board of review reported the comparables have sites ranging in size from 10,000 to 14,370 square feet of land area and are improved with 2-story dwellings of wood siding exterior construction ranging in size from 3,621 to 4,132 square feet of living area. The dwellings were built from 1997 to 2000 and have basements, three with finished area. Each comparable has central air conditioning, one or two fireplaces, and a garage ranging in size from 406 to 1,014 square feet of building area. The comparables sold from January 2019 to November 2020 for prices ranging from \$419,000 to \$575,000 or from \$111.91 to \$145.87 per square foot of living area, land included. 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 nine comparable sales to support their respective positions before the Property Tax Appeal Board. The Board gives less weight to appellant's comparables #1 and #4 which sold in 2018, less proximate in time to the January 1, 2021 assessment date than the other sales in the record. The Board gives less weight to board of review comparable #1 which appears to be an outlier as it sold considerably higher than the other sales in the record.

The Board finds the best evidence of market value to be appellant's comparables #2 and #3 along with the board of review comparables #2 through #4 which sold proximate in time to the assessment date at issue and have varying degrees of similarity to the subject in location, age, dwelling size, and features. The properties sold from January 2019 to November 2020 for prices

ranging from \$358,900 to \$462,400 or from \$88.57 to \$122.89 per square foot of living area, land included. The subject's assessment reflects a market value of \$413,851 or \$106.31 per square foot of living area, land included, which falls within the range established by the best comparable sales in this record. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's estimated market value reflected by its assessment is supported. Based on this evidence, 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:

September 19, 2023



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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