



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

APPELLANT: Jay Gowrishanker  
DOCKET NO.: 21-01245.001-R-1  
PARCEL NO.: 11-28-306-006

The parties of record before the Property Tax Appeal Board are Jay Gowrishanker, the appellant, by attorney Gregory Riggs 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 **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:** \$43,946  
**IMPR.:** \$142,237  
**TOTAL:** \$186,183

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 2021 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 and frame exterior construction with 3,721 square feet of living area. The dwelling was constructed in 2001. Features of the home include a basement, central air conditioning, a fireplace and a 622 square foot garage. The property has a 12,350 square foot site and is located in Vernon Hills, Vernon 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 .09 of a mile from the subject property. The comparables have sites that range in size from 10,013 to 11,232 square feet of land area. The comparables are improved with two-story dwellings of brick and frame exterior construction ranging in size from 3,350 to 3,734 square feet of living area, each built in 2001. Each

comparable has a basement, central air conditioning, a fireplace and a garage containing either 622 or 623 square feet of building area. The comparables sold from July 2018 to June 2020 for prices ranging from \$400,000 to \$565,000 or from \$119.40 to \$151.31 per square foot of living area, including land. 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 \$186,183. The subject's assessment reflects a market value of \$559,949 or \$150.48 per square foot of living area, land included, when using the 2021 three-year average median level of assessment for Lake County of 33.25% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment, the board of review submitted information on five comparable sales that are located within .24 of a mile from the subject property, two of which have the same assessment neighborhood code as the subject. The board of review's comparable #2 is the same property as the appellant's comparable #1. The comparables have site sizes ranging from 8,290 to 17,820 square feet of land area. The comparables are improved with two-story dwellings of brick, wood siding or wood siding and brick exterior construction ranging in size from 3,151 to 3,734 square feet of living area. The dwellings were built from 2001 to 2005. The board of review reported that each comparable has a basement, central air conditioning and a garage ranging in size from 557 to 643 square feet of building area. Two comparables each have a fireplace. The comparables sold from June 2020 to July 2021 for prices ranging from \$537,500 to \$727,131 or from \$149.23 to \$201.59 per square foot of living area, including land.<sup>1</sup> 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 seven suggested comparable sales for the Board's consideration, as one sale was common to the parties. The Board has given less weight to the appellant's comparable #3 due to its sale date occurring 29 months prior to the assessment date at issue and is thus less likely to be indicative of the subject's market value as of January 1, 2021. The Board has given reduced weight to board of review comparable #3, due to its smaller dwelling size when compared to the subject.

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<sup>1</sup> The board of review's evidence contains contradicting sale dates and sale prices with respect to its comparable #1. The Board finds the best evidence of sale price and sale date for this comparable is found in the Multiple Listing Service data sheet presented by the board of review which disclosed the property sold in July 2021 for a price of \$727,131 or \$201.59 per square foot of living area, including land. The listing also revealed the dwelling has finished basement area, which was not reported in the board of review's grid analysis.

The Board finds the best evidence of market value to be the parties' remaining comparables, which includes the common comparable. The Board finds these five comparables sold proximate in time to the assessment date at issue and are relatively similar to the subject in location, dwelling size, design, age and some features. The comparables sold from March 2020 to July 2021 for prices ranging from \$400,000 to \$727,131 or from \$119.40 to \$201.59 per square foot of living area, including land. Removing the low and high sale prices, appellant's comparable #2 and board of review comparable #1, results in a tighter value range from \$545,000 to \$570,500 or from \$149.23 to \$164.36 per square foot of living area, including land. The subject's assessment reflects a market value of \$559,949 or \$150.48 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record and well within the narrower range of sales after removing the low and high sales. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds no reduction in the subject's assessment is warranted.

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

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Jay Gowrishanker, by attorney:  
Gregory Riggs  
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