



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

APPELLANT: Saumitra Chatterjee  
DOCKET NO.: 08-05895.001-R-1  
PARCEL NO.: 15-29-107-052

The parties of record before the Property Tax Appeal Board are Saumitra Chatterjee, the appellant, and the Lake County Board of Review.

Based on the facts and exhibits presented, 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:** \$39,728  
**IMPR.:** \$99,935  
**TOTAL:** \$139,663

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject 9,213 square foot parcel is improved with a tri-level single-family dwelling of frame exterior construction that was built in 1975. The home contains 1,670 square feet of above grade living area, a total of 2,132 square feet of living area including a finished lower level and features a partial unfinished basement, central air conditioning, and a two-car 484 square foot garage. The property is located in Buffalo Grove, Vernon Township, Lake County.

The appellant's appeal is based on overvaluation of the subject property. In support of this market value argument, the appellant submitted information on four sales comparables located from .1 to 2-miles from the subject property. The comparables have parcels ranging in size from 6,000 to 11,753 square feet of land area. Each is improved with split-level or tri-level frame dwellings that range in age from 22 to 31 years old. The comparables range in size from 1,408 to 2,018 square feet of above-ground living area. The properties featured partial basements, two of which included finished area, central air conditioning and a garage ranging in size from 380 to 440 square feet of building area. Two comparables had a fireplace. The

sales occurred from October 2007 to October 2008 for prices ranging from \$334,500 to \$400,000 or from \$198.22 to \$246.20 per square foot of living area including land. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$121,000 or a market value of approximately \$363,000.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$139,663 was disclosed. The subject's assessment reflects an estimated market value of \$420,292 or \$251.67 per square foot of above ground living area including land using the 2008 three-year median level of assessments for Lake County of 33.23%.

In support of the subject's assessment, the board of review presented descriptions and sales data on three comparable properties located in the subject's neighborhood and said to have the same neighborhood code assigned by the assessor as the subject property. The comparable parcels range in size from 8,625 to 15,271 square feet of land area. The parcels are improved with tri-level frame dwellings that were built in 1975 or 1977. The dwellings each contain 1,670 square feet of above ground living area and feature partial basements, two of which are partially finished, central air conditioning, a fireplace, and a 484 square foot garage. These comparables sold between July and October 2007 for prices ranging from \$395,000 to \$470,000 or from \$236.53 to \$281.44 per square foot of above ground living area including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Board further finds a reduction in the subject's assessment is warranted.

The appellant contends the assessment of the subject property is excessive and not reflective of its market value. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3<sup>rd</sup> Dist. 2002). The Board finds the evidence in the record does not support a reduction in the subject's assessment.

The parties submitted a total of seven comparable sales for the Board's consideration. The Board finds the comparables submitted by the board of review were most similar to the subject in location, size, design, exterior construction and/or age. Due to their similarities to the subject, these comparables received the most weight in the Board's analysis. These comparables sold between July and October 2007 for prices ranging from \$395,000 to \$470,000 or from \$236.53 to \$281.44 per square foot of above ground living area including land. The subject's assessment reflects a market value of approximately \$420,292 or \$251.67 per

square foot of living area including land, using the three-year median level of assessments for Lake County of 33.23%. The Board finds the subject's assessment reflects a market value that falls within the range established by the most similar comparables on a per square foot basis. After considering the most comparable sales on this record, the Board finds the appellant did not demonstrate the subject property's assessment to be excessive in relation to its market value and a reduction in the subject's assessment is not warranted on this record.

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.

*Ronald R. Cuit*

Chairman

*K. L. Fern*

Member

*Frank A. Huff*

Member

*Mario Morris*

Member

*Shawn R. Lerbis*

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: August 19, 2011

*Allen Castrovillari*

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 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 the subsequent year 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.

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.