

August 31, 2025

Lake - IL County Board of Review

RE: 2025 Appeal

Taxpayer : Karthikeyan Kailasam
Township : Vernon
PIN/PINs : 1528402100
Address : 204 White Branch Ct

2025 Petition

Dear Board of Review Members,

Owner/Taxpayer, Karthikeyan Kailasam, by and through his/her Attorney, David Kieta, objects to the current assessment. The present appeal is based upon overvaluation of the subject property when compared with like properties within the same neighborhood. The subject property is improved with a 37-year-old residence, containing 1,407 square feet of living area. Comparable properties and their building assessed value (“BAV”) in the same neighborhood and classification are assessed much lower than that of the BAV associated with subject property, which is \$69,471 or \$49.38 per square foot (“PSF”).

The Owner/Taxpayer respectfully requests that the Board of Review evaluate the attached comparable properties with an average BAV of \$47.81 PSF, and a total assessed value of: \$94,413.

Sincerely,

David Kieta,
Kieta Law LLC,
0S331 Summit Drive,
Winfield, IL 60190

2025 Lake County Board of Review - Sales Brief

Index No: **1528402100**

TO

The Lake-IL County Board of Review:

This parcel property classification is: containing **1,407** improvement square feet and is located at **204 White Branch Ct.**

The **2025** Total Assessed Value of: **\$96,615** equates to an excessive Market Value of: **\$289,874.**

Sales Comparables

The current market value per square foot of subject is **\$206.02**. The sale price per square foot of the comparables is **\$188.26**.

The taxpayer requests that the market value per square foot is set to **\$188.26**. This results in a total assessed value of **\$88,285**.

Thank you in advance for all your efforts to make the property taxes fair.

Sincerely,

David Kieta,
Kieta Law LLC,
0S331 Summit Drive,
Winfield, IL 60190