



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

APPELLANT: Mon Ami Realty LLC-Riyan LLC
DOCKET NO.: 17-02562.001-R-1
PARCEL NO.: 06-17-406-012

The parties of record before the Property Tax Appeal Board are Mon Ami Realty LLC-Riyan LLC, the appellant, by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Park Ridge; 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: \$5,532
IMPR.: \$29,981
TOTAL: \$35,513

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 2017 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 raised ranch dwelling of frame construction with 1,080 square feet of living area. The dwelling was constructed in 1976. Features of the home include a 600 square foot finished basement, central air conditioning and a 480 square foot built-in garage. The property has a 5,000 square foot site and is located in Round Lake Beach, Avon Township, Lake County.

The appellant's appeal is based on overvaluation. The appellant submitted a restricted-use appraisal report with an estimated market value of \$85,000 as of January 1, 2017. The appraisal was prepared by William P. Neberieza, a State Certified General Appraiser and the property rights appraised were fee simple. The intended use of this appraisal was to arrive at the market value that represents the typical thinking of an informed buyer (client) to arrive at the most probable sale price of the subject property. The intended users were the taxpayer of record, the

legal counsel for the taxpayer of record, Lake County Assessor's office, Lake County Board of Review and Property Tax Appeal Board for the purposes of ad valorem assessment purposes. The appraiser described the subject property as being in overall average condition.

In estimating the market value, the appraiser developed the sales comparison approach to value. Under the sales comparison approach to value the appraiser utilized three comparable sales located from .90 to 1.09 miles from the subject property. The comparables are described as ranch style dwellings each containing 975 square feet of living area that were 45 or 46 years old. Each comparable has central air conditioning and a basement with one having finished area. The comparables have sites with either 4,672 or 4,800 square feet of land area. The comparables sold from June 2015 to November 2016 for prices ranging from \$86,000 to \$87,500 or from \$88.21 to \$89.74 per square foot of living area, including land. After applying adjustments to the comparables for differences when compared to the subject, the appraiser arrived at an opinion of market value of \$85,000 as of January 1, 2017. Based on the 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 \$35,513. The subject's assessment reflects a market value of \$107,128 or \$99.19 per square foot of living area, land included when applying the 2017 three-year average median level of assessment for Lake County of 33.15% as determined by the Illinois Department of Revenue.

In response to the appellant's evidence, the township assessor on behalf of the board of review argued the appraiser's comparables did not have garages and comparable #3 was an estate sale that sold "as is". The board of review also noted that the subject sold in August 2018 for \$125,000 and submitted the Multiple Listing Service sheet associated with the sale.

In support of its contention of the correct assessment of the subject property the board of review submitted property record cards and a grid analysis on eight comparable sales located from .177 to 1.285 miles from the subject. The comparables are improved with split-level and tri-level dwellings of vinyl siding exterior construction ranging in size from 976 to 1,220 square feet of living area that were constructed from 1972 to 1984. Each comparable has a basement with finished area, four comparables have central air conditioning and six comparables each have a garage ranging in size from 440 to 576 square feet of building area. The comparables have sites ranging in size from 4,672 to 7,920 square feet of land area. The comparables sold from February 2016 to December 2017 for prices ranging from \$97,000 to \$150,000 or from \$99.39 to \$125.00 per square foot of living area, including land. 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 Board finds the appellant submitted an appraisal while the board of review provided eight gridded comparable sales and a copy of the MLS Listing associated with the sale of the subject that disclosed it sold in August 2018 for \$125,000 to support their respective positions to support their respective positions.

The Board gave less weight to the conclusion of value contained in the appellant's appraisal because the appraiser utilized sales that lacked garages unlike the subject. In addition, one comparable is located over 1 mile from the subject and two comparables sold in 2015, less proximate in time to the January 1, 2017 assessment date as other sales in the record. The Board also gave less weight to the board of review comparables #2 and #5 through #8 due to their distant location and/or lack of a garage feature when compared to the subject.

The Board finds the best evidence of market value in the record to be the board of review comparables #1, #3 and #4. These comparables are more similar in location, dwelling size, age and features. The comparables sold in April 2016 or April 2017 for prices ranging from \$125,000 to \$139,000 or from \$114.05 to \$121.50 per square foot of living area, including land. The subject's assessment reflects a market value of \$107,128 or \$99.19 per square foot of living area, including land, which falls below the range established by the best comparable sales in the record and the sale of the subject. Additionally, the Board finds the subject property sold in August 2018 for a price of \$125,000, which undermines the appraisal value of \$85,000 and is supportive of the subject's assessment. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is well supported 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: _____

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: June 16, 2020



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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