



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

APPELLANT: Mon Ami Realty, LLC
DOCKET NO.: 18-00678.001-R-1
PARCEL NO.: 06-28-121-009

The parties of record before the Property Tax Appeal Board are Mon Ami Realty, 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: \$6,857
IMPR.: \$16,174
TOTAL: \$23,031

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 2018 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 is improved with a one-story dwelling with wood siding containing 864 square feet of living area. The dwelling was built in 1962. Features of the property include a crawl space foundation, one bathroom and a detached garage with 484 square feet of building area. The property has a 6,098 square foot site and is located in Round Lake Park, Avon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$55,000 as of January 1, 2017. The appraisal was prepared by William P. Neberieza, a certified general real estate appraiser.

The appellant's appraiser developed the sales comparison approach to value using three comparable sales improved with two Cape Cod style dwellings and one bungalow style dwelling ranging in size from 1,040 to 1,179 square feet of living area. The dwellings range in age from 72 to 76 years old. One comparable has a full unfinished basement and one comparable has a partial unfinished basement. Two comparables have 1.5 bathrooms, one comparable has one bathroom, one comparable has central air conditioning and two comparables have a one-car garage. These properties are located within .20 miles of the subject and two comparables have sites with 4,792 and 3,920 square feet of land area, respectively. The sales occurred from October 2015 to April 2016 for prices ranging from \$57,000 to \$59,000 or from \$48.35 to \$56.73 per square foot of living area, including land. The appraiser adjusted the comparables for differences from the subject property to arrive at adjusted prices ranging from \$48,960 to \$57,600 and arrived at an estimated market value of \$55,000. The appellant requested the subject's assessment be reduced to reflect the appraised value.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$23,031. The subject's assessment reflects a market value of \$69,622 or \$80.58 per square foot of living area, land included, when using the 2018 three-year average median level of assessment for Lake County of 33.08% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on six comparable sales improved with one-story dwellings with wood siding or vinyl siding each with 864 square feet of living area. The dwellings were built from 1961 to 1965. Four of the comparables have basements with two having finished area, four comparables have central air conditioning, each property has one to three bathrooms, and five comparables have garages ranging in size from 308 to 576 square feet of building area. The comparables have sites ranging in size from 4,356 to 6,098 square feet of land area and are located from .032 to .388 miles from the subject property. The sales occurred from May 2016 to August 2018 for prices ranging from \$102,500 to \$157,000 or from \$118.63 to \$181.71 per square foot of living area inclusive of the land.

In rebuttal, the board of review provided a written statement asserting that a recent rental listing for the subject property, a copy of which was submitted, described the home as having a completely remodeled kitchen, new flooring throughout and all the rooms were freshly painted. The board of review also submitted a copy of the MLS listing for appellant's appraisal comparable #1 noting this property sold in "as-is" condition approximately 21 months prior to the assessment date. The board of review further stated that appraisal comparables #2 and #3 sold in 2015, approximately 25 to 26 months prior to the assessment date.

The board of review requested the assessment be sustained.

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 best evidence of market value to be the comparable sales submitted by the board of review. These comparables are similar to the subject in location, style, age and features with the exception that four of the comparables have basements with two being partially finished, and four comparables have central air conditioning. The subject has no basement or central air condition suggesting downward adjustments would be needed to those comparables with these features to make them more equivalent to the subject property. The board of review comparables also sold proximate in time to the assessment date for prices ranging from \$102,500 to \$157,000 or from \$118.63 to \$181.71 per square foot of living area, including land. Board of review comparables #3 and #6 were most similar to the subject in foundation and comparable #6 has no central air conditioning. These two properties sold for prices of \$102,500 and \$123,625 or for \$118.63 and \$143.08 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$69,622 or \$80.58 per square foot of living area, including land, which is significantly below the the range established by the best comparable sales in the record. Less weight is given to the appellant's appraisal as the effective date precedes the assessment date at issue by one year, the comparable sales utilized by the appraiser did not occur as proximate in time to the assessment date at issue as did the board of review sales, and the comparables used in the appellant's appraisal were not as similar to the subject property in age, style and size as were the comparables used by the board of review. Based on this evidence the Board finds the assessment of the subject property as established by the board of review is correct and no change in the assessment is merited.

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: October 20, 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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COUNTY

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