



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

APPELLANT: Gange Merneedi
DOCKET NO.: 19-02978.001-R-1
PARCEL NO.: 14-13-105-019

The parties of record before the Property Tax Appeal Board are Gange Merneedi, 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 ***a reduction*** 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: \$83,678
IMPR.: \$254,092
TOTAL: \$337,770

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 2019 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 6,041 square feet of living area. The dwelling was constructed in 2005. Features of the home include a basement, central air conditioning, two fireplaces and a garage with 1,055 square feet of building area. The property has a 40,027 square foot site and is located in Long Grove, Ela Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted a grid analysis and property record cards for the subject and four comparable sales. The comparables are located within .38 of a mile from the subject property and have sites that range in size from 27,081 to 72,726 square feet of land area. The comparables are improved with two-story dwellings of brick or brick and frame exterior construction ranging in size from 5,040 to 7,918 square feet of living area. The dwellings were built from 1990 to 2006. Each

comparable has a basement, two of which have walk out designs. The comparables each have central air conditioning, one to four fireplaces and a garage that ranges in size from 990 to 1,238 square feet of building area. Three comparables have inground swimming pools. The comparables sold from June to September 2019 for prices ranging from \$725,000 to \$1,250,000 or from \$140.18 to \$162.84 per square foot of living area, including land. The appellant noted that the subject dwelling is reported to be in fair condition as depicted in its property record card, whereas the comparable dwellings were reported to be in average condition. Based on this evidence, the appellant requested the subject's assessment be reduced to \$291,638, which would reflect a market value of approximately \$875,000 or \$144.84 per square foot of living area, including land, when using the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$383,075. The subject's assessment reflects a market value of \$1,164,716 or \$192.80 per square foot of living area, land included, when using the 2019 three-year average median level of assessment for Lake County of 32.89% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment, the board of review submitted a grid analysis and property record cards for the subject and three comparable sales. The comparables are located within .56 of a mile from the subject property and have sites that range in size from 27,286 to 40,772 square feet of land area. The comparables are improved with two-story dwellings of brick or brick and frame exterior construction ranging in size from 5,116 to 6,617 square feet of living area. The dwellings were built in either 2005 or 2008. Each comparable has a basement, one of which is a walk out design. The comparables each have central air conditioning, two or four fireplaces and a garage that ranges in size from 924 to 1,190 square feet of building area. The comparable dwellings were reported to be in average condition. The comparables sold from November 2018 to May 2019 for prices ranging from \$788,000 to \$1,200,000 or from \$180.02 to \$186.08 per square foot of living area, including land. Included with the submission, the board of review provided a letter from the Ela Township Assessor, who requested a price per square foot value of \$183.00 for a total market value of \$1,105,503 for the subject property. Likewise, the board of review in its own letter requested a reduction in the subject's assessment although it failed to propose a particular assessment either in this letter or as part of its Board of Review Notes on Appeal as a proposed stipulation.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted seven suggested comparable sales to support their respective positions before the Property Tax Appeal Board. The Board gives less weight to appellant's comparable #1 due to its substantially larger dwelling size when compared to the subject and to appellant's

comparable #4 as its dwelling is considerably older in age than the subject dwelling and other comparables in the record.

The Board finds the best evidence of market value to be the appellant's comparable sales #2 and #3, along with the comparable sales provided by the board of review. The Board finds these comparables have varying degrees of similarity when compared to the subject. The comparables sold in November 2018 to July 2019 for prices ranging from \$788,000 to \$1,200,000 or from \$156.35 to \$186.08 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,164,716 or \$192.80 per square foot of living area, including land, which is within the range of the best comparable sales in the record in terms of overall market value and above the range on a price per square foot basis. However, the record disclosed the subject dwelling is in fair condition, which was unrefuted by the board of review, in contrast to the comparable dwellings which are in average condition. Therefore, after considering adjustments to the comparables for differences from the subject such as dwelling size, condition and other features, the Board finds the subject's estimated market value as reflected by its assessment is excessive. Based on this evidence, the Board finds a 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 21, 2021



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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