



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

APPELLANT: Ofer Meged  
DOCKET NO.: 19-05897.001-R-1  
PARCEL NO.: 16-26-406-028

The parties of record before the Property Tax Appeal Board are Ofer Meged, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld and Associates, LLC in Chicago, 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:** \$80,140  
**IMPR.:** \$279,331  
**TOTAL:** \$359,471

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 stucco exterior construction with 4,609 square feet of living area. The dwelling was constructed in 1994. Features of the home include a basement that is 100% finished, central air conditioning, one fireplace, and a two-car garage with 441 square feet of building area.<sup>1</sup> The property has a site that contains 18,750 square feet of land area and is located in Highland Park, Moraine 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 \$810,000 as of November 2, 2018. The appraisal was prepared by Peter Petrovich, a State of Illinois

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<sup>1</sup> The Board finds the best evidence for the size and description of the subject was provided by the appellant's appraisal which contained a floorplan sketch and area calculations.

Certified Residential Real Estate Appraiser and signed by Supervisory Appraiser Edward V. Kling, a State of Illinois Certified General Appraiser. The property rights appraised were fee simple estate and the purpose of the appraisal was to provide an opinion of market value for the subject property for a mortgage finance transaction, i.e., a home equity line of credit. The appraisers described the subject as having quality finishes throughout, but they are dated. On page 1 of the appraisal report, the appraisers noted in the site section that the subject is located on a busy street and the market data is unclear if this situation has an adverse effect on market value. However, on page 4 of the addendum, the appraisers asserted the subject's busy street location has an adverse effect on value.

In estimating the market value of the subject property, the appraisers developed the sales comparison approach to value using four comparable sales and two listings located from .20 to 1.30 miles from the subject. The comparables are described as two-story dwellings ranging in size from 3,844 to 5,007 square feet of living area. The properties range in age from 28 to 107 years old and are situated on sites ranging in size from 12,286 to 26,419 square feet of land area. The comparables have basements with finished area, central air conditioning, one to three fireplaces and a two-car or a three-car garage. Comparables #3, #4 and #6 have an inground swimming pool, a basketball court, and an enclosed porch with heated floors, respectively. Comparables #1 through #4 sold from June to September 2018 for prices ranging from \$687,500 to \$985,000 or from \$174.40 to \$200.14 per square foot of living area, including land. Comparables #5 and #6 have list prices of \$850,000 and \$925,000 or \$171.03 and \$208.43 per square foot of living area, including land, respectively. The appraisers applied time adjustments to sales that occurred more than 90 days from the effective date of the appraisal and a sales price to list price ratio to the two listings. All comparables were adjusted for differences from the subject in location, condition, room count, gross living area, basement size and finish, and/or other features. After applying adjustments to the comparables for differences from the subject, the comparables had adjusted prices ranging from \$800,500 to \$817,600. Based on the adjusted prices, the appraisers estimated the subject had a market value of \$810,000.

Based on this 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 \$359,471. The subject's assessment reflects an estimated market value of \$1,092,949 or \$237.13 per square foot of living area, including land, when applying the 2019 three-year average median level of assessment for Lake County of 32.89%.

In response to the appeal, the board of review submitted the township assessor's notes that critiqued the comparables utilized by the appraisers and noted the purpose of the appraisal was for a line of credit. The board of review also disclosed the subject's land assessment received a negative 15% adjustment for its location on Green Bay Road.

In support of the subject's assessment, the board of review submitted information on five comparable sales located from .34 to 1.11 miles from the subject. The comparables consist of two-story dwellings of stone or brick exterior construction that were built from 1980 to 2004. Comparable #5 has an effective age of 1991. The dwellings range in size from 4,349 to 5,461 square feet of living area and are situated on sites that range in size from 14,750 to 34,610 square feet of land area. The comparables have basements with finished area, central air conditioning,

one to four fireplaces, and a garage ranging in size from 550 to 1,100 square feet of building area. The comparables sold from August 2016 to August 2018 for prices ranging from \$1,050,000 to \$1,950,000 or from \$241.43 to \$357.08 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 record contains an appraisal submitted by the appellant and five comparable sales presented by the board of review to support their respective positions.

As to the appellant's appraisal, the Board finds the appraisers utilized four sales that are 18 to 83 years older than the subject, three of which are also located over 1 mile from the subject when other sales more similar in age and location were available. In addition, comparables #3 and #4 have an inground swimming pool and a basketball court, respectively, not features of the subject and comparables #5 and #6 were listings that have not yet sold. For these reasons, the Board gives less weight to the appraisers' conclusion of value for the subject property and the comparables used in the appraisal.

The Board finds the best evidence of market value to be board of review comparable sales #2 and #5 as both are relatively similar to the subject in location, age, site size, living area, and features. These properties sold in April and August 2018 for prices of \$1,350,000 and \$1,050,000 or for \$249.03 and \$241.43 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,092,949 or \$237.13 per square foot of living area, land included which is bracketed by the two best comparables in the record on overall price and below on a square foot basis. The Board gave less weight to the remaining board of review comparables due to having significantly larger site sizes than the subject or having sold in 2016 or 2017, less proximate in time to the January 1, 2019, assessment date. After considering adjustments to the best comparables for differences including location when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported and no reduction in 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:

April 19, 2022



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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