



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

APPELLANT: Mon Ami Realty LCC
DOCKET NO.: 20-01849.001-R-1
PARCEL NO.: 06-28-120-021

The parties of record before the Property Tax Appeal Board are Mon Ami Realty LCC, 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: \$5,968
IMPR.: \$17,002
TOTAL: \$22,970

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 2020 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 one-story dwelling of wood siding exterior construction with 720 square feet of living area. The dwelling was constructed in 1942. Features of the home include a crawl space foundation and one bath. The property has a 4,360 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 information on four comparable sales with the same assessment neighborhood code as the subject property and located from .19 to .64 miles from the subject. The comparables have sites ranging in size from 1,021 to 5,230 square feet of land area and are improved with one-story dwellings of wood siding exterior construction that range in size from 666 to 924 square feet of living area and were built from 1940 to 1964. One comparable has central air conditioning and each comparable has one bath and two comparables each have a

garage with 252 or 480 square feet of building area. The comparables sold from September 2018 to June 2019 for prices ranging from \$39,000 to \$70,000 or from \$58.04 to \$81.02 per square foot of living area, including land. 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 \$22,970. The subject's assessment reflects a market value of \$69,000 or \$95.83 per square foot of living area, land included, when using the 2020 three-year average median level of assessment for Lake County of 33.29% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment, the board of review submitted information on five comparable sales with the same assessment neighborhood code as the subject property and located .24 to .82 miles from the subject. The comparables have sites ranging in size from 4,360 to 10,450 square feet of land area and are improved with one-story dwellings of vinyl siding or wood siding exterior construction that were built from 1938 to 1962. The dwellings range in size from 612 to 864 square feet of living area. One comparable has a basement with finished area and four comparables have crawl space foundations. Three comparables have central air conditioning, each comparable has one bath, one comparable has an additional half bath, and three comparables each have a garage ranging in size from 280 to 672 square feet of building area. The comparables sold from March 2019 to September 2020 for prices ranging from \$73,900 to \$146,000 or from \$120.75 to \$168.98 per square foot of living area, including land. Based on this evidence the board of requested no change in 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 nine comparable sales for the Board's consideration. The Board gives less weight to appellant's comparables #2, #3 and #4 due to their dissimilar age when compared to the subject or having sold in 2018 which is less proximate in time to the January 1, 2020 assessment date. The Board gives less weight to board of review comparables #1 and #5 due to their dissimilar foundation type or age when compared to the subject.

The Board finds the best evidence of market value to be appellant's comparable #1 along with board of review comparables #2, #3 and #4 which are more similar in age and dwelling size. However, one comparable has central air conditioning and one comparable has a garage suggesting downward adjustments to make them more equivalent to the subject. These best comparables sold from May 2019 to September 2020 for prices ranging from \$39,000 to \$112,500 or \$58.04 to \$143.25 per square foot of living area, including land. The subject's assessment reflects a market value of \$69,000 or \$95.83 per square foot of living area, including land, which is within the range established by the best comparable sales in the record. Based on

this evidence and after considering adjustments to the best comparable sales for differences when compared to the subject, the Board finds the appellant failed to prove by a preponderance of the evidence that a reduction in the subject's assessment is justified based on overvaluation.

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 20, 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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APPELLANT

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COUNTY

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