



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

APPELLANT: Mon Ami Realty LLC  
DOCKET NO.: 20-01856.001-R-1  
PARCEL NO.: 06-20-422-001

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:** \$6,876  
**IMPR.:** \$31,098  
**TOTAL:** \$37,974

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 is improved with a one-story dwelling of vinyl siding exterior construction containing 1,512 square feet of living area.<sup>1</sup> The dwelling was built in 1940. Features of the home include a partial unfinished basement, one bathroom, and an attached garage with 456 square feet of building area. The property has a 5,230 square foot site located in Round Lake, Avon Township, Lake County.

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<sup>1</sup> Both parties describe the dwelling as having 1,512 square feet of living area. The board of review submitted a copy of the subject's property record card that seems to depict the dwelling as having 1,056 square feet of living area with an attached garage containing 456 square feet, for a combined 1,512 square feet of ground area. Nevertheless, for purposes of this appeal, the Property Tax Appeal Board will accept the description of the home that both parties have utilized in their respective analyses.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales improved with one-story dwellings with vinyl siding exteriors ranging in size from 960 to 1,558 square feet of living area. The homes were built from 1936 to 1940 with comparable #1 having an effective age of 1970. Comparable #1 has central air conditioning, comparable #3 has a garage with 364 square feet of building area, and the comparables have one or two bathrooms. These properties have sites ranging in size from 5,230 to 6,100 square feet of land area. The comparables have the same neighborhood code as the subject and are located within .49 of a mile from the subject property. The sales occurred from October 2018 to January 2019 for prices of \$50,000 and \$97,500 or from \$32.09 to \$66.42 per square foot of living area, including land.

To document the transactions the appellant submitted a copy of the Multiple Listing Service (MLS) data sheet associated with each comparable. The MLS listing for comparable #1 described the home as having extensive foundation issues and the transaction was a short sale; the MLS listing for comparable #2 described the home as needing a lot of work and would not pass inspection at this time; and the MLS listing for comparable #3 described the property as being a side-by-side duplex.

Based on this evidence the appellant requested the subject's total assessment be reduced to \$25,297.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$37,974. The subject's assessment reflects a market value of \$114,070 or \$75.44 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 improved with one-story dwellings of wood siding, brick, or vinyl siding exteriors ranging in size from 910 to 1,509 square feet of living area. The homes were built from 1948 to 1961. Two comparables have full basements and three comparables have crawl space foundations. Two comparables have central air conditioning, each comparable has one bathroom, and three comparables have a detached garage with either 480 or 528 square feet of building area. These properties have sites ranging in size from 4,790 to 9,580 square feet of land area. Each property has the same assessment neighborhood code as the subject, and they are located from approximately .11 to .44 of a mile from the subject property. The sales occurred from June 2019 to August 2020 for prices ranging from \$125,000 to \$166,000 or from \$82.84 to \$176.78 per square foot of living area, land included.

### **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 parties submitted information on eight comparable sales to support their respective positions. The Board gives little weight to the comparable sales provided by the appellant for the following reasons: comparables #1 and #2 sold in 2018, not as proximate in time to the assessment date as the best sales in this record; comparable #1 had extensive foundation issues according to the MLS listing whereas there was no showing the subject has foundation issues; comparable #2 was described in the MLS listing as needing work and would not pass inspection whereas there was no showing the subject dwelling had condition issues; and comparable #3 is a duplex, unlike the subject's single family dwelling. The Board finds the best evidence of market value to be comparables submitted by the board of review even though there are significant differences between the size of the subject dwelling and board of review comparable sales #2 through #5. The board of review comparables sold proximate in time to the assessment date at issue for prices ranging in size from \$125,000 to \$166,000 or from \$82.84 to \$176.78 per square foot of living area, including land. The comparable most similar to the subject dwelling in size sold for a price of \$125,000 or \$82.84 per square foot of living area, including land. The subject's assessment reflects a market value of \$114,070 or \$75.44 per square foot of living area, including land, which is below the range established by the best comparable sales in this record demonstrating the subject property is not overvalued. Based on this evidence the Board finds the assessment of the subject property as established by the board of review is correct 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: May 21, 2024



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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