



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

APPELLANT: Mitchell Mekaelian
DOCKET NO.: 20-04215.001-R-1
PARCEL NO.: 12-31-101-007

The parties of record before the Property Tax Appeal Board are Mitchell Mekaelian, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Lake Forest; 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: \$103,689
IMPR.: \$145,784
TOTAL: \$249,473

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 brick exterior construction with 2,897 square feet of living area. The dwelling was constructed in 1968. Features of the home include a basement with finished area,¹ central air conditioning, a fireplace, a 624 square foot garage and a wood framed greenhouse with glass walls. The property has an approximately 32,790 square foot site and is located in Lake Forest, Shields 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 and a Multiple Listing Service (MLS) sheet on its comparable #4. The parcels are located within 0.89 of a mile from the subject

¹ The Board finds the best description of the subject property was found in the subject's property record card, submitted by the board of review, which disclosed the subject has finished basement area and a greenhouse amenity. The appellant's grid analysis did not report these features nor were these features refuted by the appellant.

property. The comparables have sites that range in size from 20,652 to 37,610 square feet of land area and are improved with one-story dwellings that range in size from 2,656 to 3,374 square feet of living area. The dwellings were built from 1957 to 1969, with comparables #1 and #4 having effective ages of 1963 and 1978, respectively. Each comparable has a basement, with two having finished area.² The homes each have central air conditioning, one fireplace and a garage ranging in size from 520 to 795 square feet of building area. The properties sold from February 2019 to May 2020 for prices ranging from \$600,000 to \$782,500 or from \$207.47 to \$268.99 per square foot of living area, land included.

Appellant's counsel submitted comments arguing its comparable #4 was rehabbed in 2016 and submitted the Multiple Listing Service (MLS) sheet in support of this argument. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$222,081 which reflects a market value of \$666,310 or \$230.00 per square foot of living area, land included, when applying 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 \$249,473. The subject's assessment reflects a market value of \$749,393 or \$258.68 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 four comparable sales located from 0.07 of a mile to 1.43 miles from the subject property. Board of review comparables #2 and #3 are the same properties as the appellant's comparables #4 and #3, respectively. The comparables have sites that range in size from 20,650 to 50,490 square feet of land area and are improved with one-story dwellings of brick or brick and wood siding exterior construction that range in size from 2,656 to 3,871 square feet of living area. The homes were built from 1957 to 1966, with comparables #2 and #4 having effective ages of 1978 and 1976, respectively. Each comparable has a basement with finished area, central air conditioning, two fireplaces and a garage ranging in size from 483 to 795 square feet of building area. The properties sold from February to September 2019 for prices ranging from \$655,000 to \$1,140,000 or from \$246.61 to \$294.50 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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.

² Based on information submitted by the board of review and the MLS sheet for the appellant's comparable #4, the Board finds appellant comparables #3 and #4 have finished basement area which was not disclosed in the appellant's grid analysis.

The record contains six comparable sales for the Board's consideration, as two properties were common to both parties. The Board gives less weight to appellant comparables #1 and #2 which are reported to have unfinished basements in contrast to the subject's finished basement. The Board also gives less weight to board of review comparable #4 which is located more distant from the subject property than other comparables in the record.

The Board finds the best evidence of market value to be appellant comparables #3 and #4 along with board of review comparables #1, #2 and #3, which includes the two common properties. These three best comparables are more similar to the subject in location, age, design, dwelling size and other features, although each of these properties lacks a greenhouse amenity which the subject property includes. The best comparables sold from February to June 2019 for prices ranging from \$655,000 to \$918,000 or from \$246.61 to \$268.99 per square foot of living area, including land. The subject's assessment reflects a market value of \$749,393 or \$258.68 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. After considering appropriate adjustments to the comparables for differences from the subject, the Board finds 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: March 21, 2023



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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