



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

APPELLANT: Mehran Farahmandpour
DOCKET NO.: 23-03010.001-R-1
PARCEL NO.: 14-24-102-016

The parties of record before the Property Tax Appeal Board are Mehran Farahmandpour, the appellant, by attorney Glenn Guttman, of Rieff Schramm Kanter & Guttman 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: \$71,877
IMPR.: \$277,662
TOTAL: \$349,539

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 2023 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 2-story dwelling of brick and frame exterior construction with 5,510 square feet of living area. The dwelling was constructed in 2007 and is approximately 16 years. Features of the home include a basement, central air conditioning, three fireplaces and a 1,156 square foot garage. The subject also features an inground swimming pool.¹ The property has an approximately 49,470 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 information on four comparable sales located from 0.07 of a mile to 2.03 miles from the subject property. The comparables have sites that range in size from 52,675 to

¹ The Board finds the subject's property record card, submitted by the board of review, depicts the subject features a 399 square foot inground swimming pool which was not disclosed nor refuted by the appellant.

85,815 square feet of land area and are improved with 2-story dwellings of brick or brick and frame exterior construction ranging in size from 4,807 to 6,161 square feet of living area and range in age from 17 to 23 years old. Each comparable has a basement, central air conditioning, one to four fireplaces and a garage ranging in size from 896 to 1,165 square feet of building area. The properties sold from February 2021 to November 2022 for prices ranging from \$785,000 to \$960,000 or from \$144.30 to \$180.42 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$299,145 which reflects a market value of \$897,525 or \$162.89 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 \$349,539. The subject's assessment reflects a market value of \$1,048,722 or \$190.33 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.²

In support of its contention of the correct assessment the board of review submitted information on six comparable sales located within 0.61 of a mile from the subject property. The comparables have sites that range in size from 64,826 to 128,670 square feet of land area and are improved with 2-story dwellings of brick, frame, or brick and frame exterior construction ranging in size from 4,568 to 5,738 square feet of living area. The homes were built from 1993 to 2002. Each comparable has a basement, central air conditioning, one to five fireplaces and a garage ranging in size from 800 to 1,450 square feet of building area. Comparables #1, #2 and #6 also feature an inground swimming pool. The properties sold from April 2022 to April 2024 for prices ranging from \$950,000 to \$1,476,000 or from \$200.42 to \$305.20 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.

The parties submitted ten comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables which sold less proximate to the January 1, 2023 assessment date and/or are located less proximate to the subject than other comparables in the record. The Board gives less weight to board of review comparables #2, #4 and #5 which are older in age when compared to the subject. The Board also gives less weight to board of review comparable #6 which sold in April 2024, approximately 16 months after the lien date at issue.

² Procedural rule Sec. 1910.50(c)(1) provides that in all counties other than Cook, the three-year county wide assessment level as certified by the Department of Revenue will be considered. 86 Ill.Admin.Code Sec. 1910.50(c)(1). Prior to the drafting of this decision, the Department of Revenue has yet to publish figures for tax year 2023.

The Board finds the best evidence of market value to be board of review comparables #1 and #3 which are more similar to the subject in location, age, design and other features. Although these properties have varying degrees of similarity to the subject in site size, dwelling size, basement size and inground swimming pool amenity, suggesting adjustments are needed to make these properties more equivalent to the subject. These two best comparables sold in April and July 2022 for prices of \$1,000,000 and \$1,450,000 or \$214.78 and \$305.20 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$1,048,722 or \$190.33 per square foot of living area, including land, which is bracketed by the two best comparable sales in this record on an overall market value basis and falls below the two best comparables on a per square foot basis. After considering appropriate adjustments to the best comparables for differences from the subject, the Board finds the subject's assessment is justified and a reduction in the subject's assessment is not 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: _____

November 19, 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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