



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

APPELLANT: Paul Alatzakis  
DOCKET NO.: 17-02574.001-R-1  
PARCEL NO.: 08-05-403-060

The parties of record before the Property Tax Appeal Board are Paul Alatzakis, 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:** \$6,225  
**IMPR.:** \$19,037  
**TOTAL:** \$25,262

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 2017 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 864 square feet of living area. The dwelling was constructed in 1957. Features of the home include a full unfinished basement, central air conditioning and a 528 garage. The property has a 6,536 square foot site and is located in Waukegan, Waukegan Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted a restricted use appraisal report prepared by William P. Neberieza, a Certified General Residential Real Estate Appraiser. The appraisal report was prepared for a real estate tax appeal only as stated in the addendum and estimated the subject property had a market value of \$53,000 as of January 1, 2017.

Using the sales comparison approach, the appraiser considered three comparable sales. The comparables are located from 1.15 to 3.08 miles from the subject property with sites ranging in size from 4,800 to 6,771 square feet of land area. The comparables are improved with ranch dwellings that range in size from 837 to 912 square feet of living area and in age from 89 to 116 years old. The appraiser reported that each comparable has an unfinished basement, one comparable has central air conditioning and each comparable has a one-car garage. The comparables sold from April 2016 to March 2017 for prices ranging from \$45,000 to \$50,000 or from \$50.68 to \$59.74 per square foot of living area, including land. The appraiser made adjustments to the comparables for differing features to arrive at adjusted prices ranging from \$51,000 to \$53,000. As a result, the appraiser arrived at an estimated market value for the subject of \$53,000, including land, as of January 1, 2017.

Based on this evidence, the appellant requested an assessment reflective of the appraised value conclusion at 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 \$25,262. The subject's assessment reflects a market value of \$76,205 or \$88.20 per square foot of living area, land included, when using the 2017 three-year average median level of assessment for Lake County of 33.15% as determined by the Illinois Department of Revenue.

In response to the appeal, the board of review submitted property record cards and a grid analysis of the comparable sales used by the appellant's appraiser. The board of review argued that the appraiser made no adjustments for differences in dwelling age between the comparables and the subject. The board of review also made note that each of the comparables are located nearly 2 miles to more than 3 miles away from the subject.

In support of its contention of the correct assessment, the board of review submitted information on four comparables located in the same neighborhood as the subject and within .132 of a mile of the subject property. The comparables have sites ranging in size from 6,141 to 6,582 square feet of land area and are improved with one-story dwellings of aluminum or wood siding exterior construction. The dwellings were constructed in either 1954 or 1955 and each contains 864 square feet of living area. Each comparable features a full unfinished basement, two comparables have central air conditioning and two comparables each have a garage containing 396 or 440 square feet of building area. The comparables sold from April 2016 to August 2018 for prices ranging from \$74,550 to \$114,900 or from \$86.28 to \$132.99 per square foot of living area, including land. As part of its submission, the board of review provided property record cards of the subject and its comparables. Based on this evidence, the board of review requested that the subject's assessment be sustained.

### **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 appellant submitted an appraisal of the subject property and the board of review submitted four suggested comparable sales to support their respective positions before the Property Tax Appeal Board.

The Board gave less weight to the value conclusion in the appellant's appraisal as the appraiser used three properties that were not located proximate to the subject when other similar homes within the subject's neighborhood were available. Furthermore, the appraiser made no adjustments for age differences, though each of the comparables are significantly older than the subject. Lastly, the appraiser made inconsistent adjustments for differences in garage sizes. The Board finds these factors undermine the credibility of the appraiser's conclusion of value.

The Board also gave less weight to board of review comparables #2 and #4 as their sale dates in 2018 were less proximate to the January 1, 2017 assessment date. The Board finds the best evidence of market value to be board of review comparables #1 and #3. These two comparables are most similar if not identical to the subject in location, dwelling size, design, age and features. The properties sold in April 2016 and May 2017 for prices of \$83,044 and \$114,900 or for \$96.12 and \$132.99 per square foot of living area, including land. The subject's assessment reflects an estimated market value of \$76,205 or \$88.20 per square foot of living area, including land, which is below the two best comparable sales contained in the record. After considering any necessary adjustments to the comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported 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: July 21, 2020



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

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Paul Alatzakis, by attorney:  
George N. Reveliotis  
Reveliotis Law, P.C.  
1030 Higgins Road  
Suite 101  
Park Ridge, IL 60068

COUNTY

Lake County Board of Review  
Lake County Courthouse  
18 North County Street, 7th Floor  
Waukegan, IL 60085