



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

APPELLANT: George & Dimitra Katris  
DOCKET NO.: 17-02614.001-R-1  
PARCEL NO.: 02-18-105-018

The parties of record before the Property Tax Appeal Board are George & Dimitra Katris, the appellants, 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:** \$7,088  
**IMPR.:** \$63,513  
**TOTAL:** \$70,601

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellants 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 two-story townhouse of brick and frame exterior construction with 1,755 square feet of living area. The dwelling was constructed in 2006. Features of the property include a full basement with finished area,<sup>1</sup> central air conditioning, fireplace and a 462 square foot two-car attached garage. The property has a 5,980 square foot site and is located in Antioch, Antioch Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted an appraisal report prepared by William P. Neberieza, a Certified Residential Real Estate Appraiser. The intended use of the retrospective appraisal is to estimate fair market value as of January 1, 2017 for ad valorem assessment purposes. In estimating the

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<sup>1</sup> The Multiple Listing Service (MLS) Sheet submitted by the board of review depicts the subject as having a finished basement with tile floor, recreation area, wet bar and full bath.

market value of the subject property, the appraiser developed the sales comparison approach to value. Under the sales comparison approach to value the appraiser utilized five comparable sales described as townhouses ranging in size from 1,505 to 1,914 square feet of living area and are located from .09 of a mile to 4.21 miles from the subject property. The comparables were approximately 8 to 26 years old. Four comparables have a full basement with one having finished area. One comparable has a concrete slab foundation. Each comparable has central air conditioning and a two-car garage. Three comparables each have one fireplace. Three properties have reported sites ranging in size from 1,489 to 5,301 square feet of land area. The comparables sold from June 2015 to January 2017 for prices ranging from \$133,000 to \$188,000 or from \$69.49 to \$117.57 per square foot of living area, including land. After applying adjustments to the comparables for differences when compared to the subject, the appraiser arrived at an estimated market value of \$170,000 or \$96.87 per square foot of living area, including land, as of January 1, 2017. Based on this evidence, the appellants requested a reduction in the subject property's total assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$70,601. The subject's assessment reflects a market value of \$212,974 or \$121.35 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 appellants' evidence, the board of review critiqued the appellants' appraisal. First, the subject property had been offered for sale at \$224,900 prior to the inspection date of the appraisal which was not disclosed but would have been relevant. The appraiser reported that the subject's basement was unfinished which differed from the subject's MLS listing sheet that depicts the subject's basement as being finished with tile floor, recreation area, wet bar and an additional full bath. Lastly, the appraiser only utilized one sale that was located in the subject neighborhood when other sales were available within the subject neighborhood.

In support of the subject's assessment, the board of review submitted a review appraisal prepared by John Paslawsky, an Illinois Licensed Certified General Appraiser along with MLS listing sheets associated with the sales of both parties' comparables. In summary, Mr. Paslawsky rejected the appraiser's value conclusion as lacking credibility due to errors and inconsistencies in the appraisal for the reasons previously summarized by the board of review. Mr. Paslawsky submitted a comparable grid analysis utilizing four adjusted comparables sales to support the subject's current estimated market value as reflected by the assessment. Grid comparable #4 is the same property as appellants' appraisal comparable #4. The comparables are located on the same street and development as the subject. The properties are located on sites ranging in size from 3,044 to 5,776 square feet of land area and described as two-story townhouses of brick and frame exterior construction that contain either 1,599 or 1,755 square feet of living area. The dwellings were constructed from 2003 to 2006. Each comparable has a Standard, a Walk-out or an English style basement with finished area, central air conditioning, one or two fireplaces and a two-car attached garage with 462 square feet of building area. The comparables sold from July 2015 to June 2016 for prices ranging from \$197,000 to \$237,000 or from \$112.25 to \$135.04 per square foot of living area, including land. After applying adjustments to the comparables for pertinent differences, the review appraiser indicated that the subject's current estimated market value as reflected by its assessment falls within the comparables' adjusted market value range

from \$199,500 to \$227,000 or from \$113.68 to \$129.34 per square foot of living area, including land. Based on this evidence, the board of review requested that the subject property's assessment be confirmed.

### **Conclusion of Law**

The appellants contend 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 appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board gave little weight to the value conclusion in the appellants' appraisal because the appellants' appraiser utilized four sales that were located outside the subject's development when other sales more similar in size and location were available. Furthermore, the appellants' appraiser incorrectly reported the subject's basement as being unfinished when evidence in the record indicates the subject's basement was finished which calls into question whether the appraiser performed an interior inspection of the dwelling. In addition, appraiser failed to disclose the subject was offered for sale as of February 2017 for \$224,900, further undermining the credibility of the appraisal report. For these reasons, the appellants' appraisal report received little weight in the Board's analysis.

The Board finds the best evidence of market value to be the four comparables submitted by the review appraiser on behalf of the board of review, which includes one comparable common to both parties. These properties are most similar to the subject in location, dwelling size, design, age and features. The properties sold from July 2015 to June 2016 for prices ranging from \$197,000 to \$237,000 or from \$112.25 to \$135.04 per square foot of living area, including land. The subject's assessment reflects an estimated market value of \$212,974 or \$121.35 per square foot of living area, including land, which falls within the range established by the best comparable sales contained in the record. After considering any necessary adjustments to the comparables for differences when compared to the subject, the Board the subject's 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: June 16, 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

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