



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

APPELLANT: John & Gail Katris
DOCKET NO.: 18-00673.001-R-1
PARCEL NO.: 02-18-203-028

The parties of record before the Property Tax Appeal Board are John & Gail 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: \$18,244
IMPR.: \$98,320
TOTAL: \$116,564

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 2018 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 dwelling of brick exterior construction with 3,388 square feet of living area. The dwelling was constructed in 1993. Features of the home include a partial basement with finished area, central air conditioning, two fireplaces and a three-car garage containing 589 square feet of building area. The property has a 15,035 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 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 \$280,000 as of January 1, 2017.

Using the sales comparison approach, the appraiser considered four comparable sales. The comparables are located from 1.24 to 3.53 miles from the subject property with sites ranging in size from 10,118 to 13,680 square feet of land area. The comparables are improved with two-story dwellings that range in size from 3,228 to 4,402 square feet of living area and in age from 10 to 17 years old. The appraiser reported that each comparable has a basement with two having finished area, central air conditioning, one fireplace and a three-car garage. The comparables sold from October 2015 to February 2017 for prices ranging from \$280,000 to \$300,000 or from \$68.15 to \$87.46 per square foot of living area, including land. The appraiser made adjustments to the comparables for site size, dwelling size, age and differing features to arrive at adjusted prices ranging from \$249,300 to \$283,400. As a result, the appraiser arrived at an estimated market value for the subject of \$280,000, including land, as of January 1, 2017.

Based on this evidence, the appellants 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 \$116,564. The subject's assessment reflects a market value of \$352,370 or \$104.01 per square foot of living area, land included, when using the 2018 three-year average median level of assessment for Lake County of 33.08% as determined by the Illinois Department of Revenue.

In response to the appeal, the board of review argued that the appellants' appraisal has an effective date of January 1, 2017 and that the appraiser used comparable sales that are located from approximately 1.25 to 3.5 miles away from the subject when other comparable sales located in closer proximity to the subject were available.

In support of its contention of the correct assessment, the board of review submitted a grid analysis and property record cards of six comparable sales located from .07 to .74 of a mile from the subject property. The comparables have sites ranging in size from 15,682 to 26,572 square feet of land area and are improved with two-story dwellings of wood siding exterior construction. The dwellings were constructed from 2001 to 2003 and range in size from 2,736 to 3,289 square feet of living area. Each comparable features a full or partial basement with one having finished area, central air conditioning, one or two fireplaces and a garage ranging in size from 480 to 774 square feet of building area. In addition, comparables #2 and #3 each have an inground swimming pool. The comparables sold from May 2016 to February 2018 for prices ranging from \$326,889 to \$395,000 or from \$109.14 to \$121.18 per square foot of living area, including land. Based on this evidence, the board of review requested that the subject's assessment be sustained.

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

The Board gave little weight to the appellants' appraisal report. The effective date of the appraisal was one year prior to the subject's assessment date. Moreover, two of the comparable sales contained within the appraisal occurred in 2015 and 2016, which are dated and less indicative of market value as of the subject's January 1, 2018 assessment date. The comparable sales selected by the appellants' appraiser were considerably newer in age and located more than one mile from the subject when other similar homes were located in closer proximity to the subject property and comparables #2 and #4 have larger dwelling sizes when compared to the subject. 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, #3, #5 and #6 as comparables #2 and #3 each have an inground swimming pool unlike the subject and comparables #3, #5 and #6 have sale dates in 2016 which are dated and less likely to reflect the subject's market value as of the assessment date at issue. The Board finds the best evidence of market value to be the two remaining comparables submitted by the board of review. These comparables are relatively similar to the subject in location, dwelling size, design, age and features. The properties sold in December 2017 and February 2018 for prices of \$395,000 and \$326,889 or for \$120.10 and \$109.14 per square foot of living area, including land, respectively. The subject's assessment reflects an estimated market value of \$352,370 or \$104.01 per square foot of living area, including land, which is supported by the two best comparable sales contained in the record. Based on this evidence, the Board finds no reduction in the subject's assessment is 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: 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

John & Gail Katris, 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