



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

APPELLANT: James Haritos
DOCKET NO.: 18-00675.001-R-1
PARCEL NO.: 10-26-212-002

The parties of record before the Property Tax Appeal Board are James Haritos, 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: \$19,867
IMPR.: \$83,135
TOTAL: \$103,002

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 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 is improved with a two-story dwelling with vinyl siding containing 2,640 square feet of living area. The dwelling was constructed in 1989. Features of the home include an unfinished basement, central air conditioning, one fireplace and a two-car attached garage with 444 square feet of living area. The property has an 8,205 square foot site and is located in Mundelein, Fremont Township, Lake County.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted evidence disclosing the subject property was purchased on June 4, 2015 for a price of \$285,000. The appellant identified the seller as Cartus Financial Corporation and indicated the parties to the transaction were not related. The appellant further indicated the property was sold through a Realtor and had been advertised in the Multiple Listing Service (MLS). The appellant submitted a copy of the MLS listing sheet disclosing the property had been on the market for 69

days with an original list price of \$290,000. To further document the transaction the appellant submitted a copy of the settlement statement and a copy of the warranty deed. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$103,002. The subject's assessment reflects a market value of \$311,372 or \$117.94 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 support of its contention of the correct assessment the board of review submitted information on four comparable sales improved with two-story dwellings with vinyl siding exteriors that range in size from 2,432 to 2,658 square feet of living area. The homes were built from 1989 to 1992. Each comparable has a basement with two having finished area, central air conditioning, one fireplace and a two-car attached garage with 420 or 444 square feet of building area. The comparables have sites ranging in size from 7,664 to 9,827 square feet of land area, have the same assessment neighborhood code as the subject property, and are located within .467 miles of the subject property. The sales occurred from April 2017 to June 2018 for prices ranging from \$332,000 to \$350,000 or from \$125.76 to \$143.91 per square foot of living area, including land. The board of review also commented that the subject property was purchased in 2015.

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 Board finds the best evidence of market value in the record to be the comparable sales submitted by the board of review. These comparables are similar to the subject in location, style, construction, size, features, age and land area. These properties also sold proximate in time to the assessment date at issue. The comparables sold for prices ranging from \$332,000 to \$350,000 or from \$125.76 to \$143.91 per square foot of living area, including land. The subject's assessment reflects a market value of \$311,372 or \$117.94 per square foot of living area, including land, which is below the range established by the comparable sales demonstrating the subject property is not being overvalued for assessment purposes. The Board gives little weight to the subject's sale due to the fact the transaction did not occur as proximate in time to the assessment date at issue as did the comparables sales presented by the board of review. Based on this record the Board finds the assessment of the subject property as established by the board of review is correct and no change is 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: October 20, 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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