



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

APPELLANT: Paul Alatzakis  
DOCKET NO.: 18-01610.001-R-1  
PARCEL NO.: 08-07-335-001

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:** \$11,016  
**IMPR.:** \$80,567  
**TOTAL:** \$91,583

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 1.5-story wood-sided dwelling with 2,860 square feet of living area. The dwelling was constructed in 1999 and was 18 years old at the time of the appraisal. Features of the home include 2½ bathrooms, a full unfinished basement, central air conditioning, a fireplace and a three-car garage with 806 square feet of building area. The property has a 30,707 square foot site and is located in Waukegan, Waukegan Township, Lake County.

The appellant's appeal is based on overvaluation. The appellant submitted a restricted-use appraisal report with an estimated market value of \$210,000 as of January 1, 2017. The appraisal was prepared by William P. Neberieza, a State Certified General Real Estate Appraiser, and the property rights appraised were fee simple. The intended use of this appraisal was to arrive at the market value that represents the typical thinking of an informed buyer (client) to arrive at the most probable sale price of the subject property. The intended users were the taxpayer of record,

the legal counsel for the taxpayer of record, Lake County Assessor's office, Lake County Board of Review and Property Tax Appeal Board for ad valorem real estate tax assessment purposes.

In estimating the market value, the appraiser developed the sales comparison approach to value. Under the sales comparison approach to value, the appraiser utilized three comparable sales located from .45 to 3.74 miles from the subject property. The comparables are described as two-story brick or frame dwellings ranging in size from 2,325 to 2,435 square feet of living area that were 11 to 54 years old. The dwellings have two full bathrooms and one or two half-bathrooms, a full unfinished basement, central air conditioning, and a two-car garage. The comparables have sites ranging in size from 7,405 to 11,191 square feet of land area. The comparables sold from January 2015 to April 2016 for prices ranging from \$190,000 to \$212,500 or from \$80.78 to \$87.27 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 adjusted prices ranging from \$208,100 to \$225,300 and an opinion of market value for the subject of \$210,000 as of January 1, 2017. Based on the evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$91,835. The subject's assessment reflects a market value of \$276,853 or \$96.80 per square foot of living area, land included when applying 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 of the subject property, the board of review submitted property record cards and a grid analysis for the subject and three comparable sales located from .118 to 1.181 miles from the subject, two of which have the same neighborhood code as the subject. The comparables consist of one, one-story and two, two-story brick or aluminum-sided dwellings ranging in size from 2,115 to 2,800 square feet of living area that were constructed from 1915 to 2001. Each comparable has an unfinished basement and a garage ranging in size from 720 to 846 square feet of building area. Two comparables have central air conditioning and two comparables each have one fireplace. The comparables have 1½ or 2½ bathrooms. The comparables have sites ranging in size from 15,930 to 32,948 square feet of land area. The comparables sold from August 2016 to April 2018 for prices ranging from \$250,000 to \$370,000 or from \$104.17 to \$132.14 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **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 appellant submitted an appraisal while the board of review provided a grid analysis and property record cards for the subject and three comparable sales.

The Board gave less weight to the conclusion of value contained in the appellant's appraisal because appraisal comparables #1 and #2 are located 2.27 or 3.74 miles from the subject. Although comparable #1 is 36 years older than the subject, the appraiser failed to adjust for differences from the subject in age and did not adjust any of the appraisal comparables for significant differences in land size when compared to the subject. Further, the 2015 sales of comparables #1 and #2 are dated in relation to the January 1, 2018 assessment date at issue. The Board will, however, analyze the raw sales data of the comparables used in the appraisal.

The parties submitted six comparables with varying degrees of similarity to the subject to support their respective positions before the Property Tax Appeal Board. The Board gave less weight to the board of review comparables #2 and #3, which vary from the subject in age, dwelling size and/or location.

The Board finds that appraisal comparable #3 and board of review comparable #1, while having varying degrees of similarity to the subject, were the best comparables submitted in the record. These two comparables are similar to the subject in age, location, and most features but both comparables are smaller dwellings and appraisal comparable #3 has a much smaller site when compared to the subject requiring upward adjustments to make them more similar to the subject property. These comparables sold in April 2016 and September 2017 for \$190,000 and \$250,000 or \$80.78 and \$104.17 per square foot of living area, land included, respectively. The subject's assessment reflects an estimated market value of \$276,853 or \$96.80 per square foot of living area, land included, which is supported when considering its larger dwelling size and/or site size. After considering 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:

December 15, 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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COUNTY

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