



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

APPELLANT: George Patrianakos
DOCKET NO.: 19-00570.001-R-1
PARCEL NO.: 16-05-24-106-006-0000

The parties of record before the Property Tax Appeal Board are George Patrianakos, the appellant, by attorney George N. Reveliotis of Reveliotis Law, P.C. in Park Ridge, and the Will 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 Will County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$29,812
IMPR.: \$154,829
TOTAL: \$184,641

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Will County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2019 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 of brick and cedar siding exterior construction with 3,763 square feet of living area. The dwelling was built in 2001. Features of the home include an unfinished basement, central air conditioning, one fireplace and a three-car attached garage with 730 square feet of building area. The property has a 14,622 square foot site and is located in Homer Glen, Homer Township, Will County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales improved with two-story dwellings of brick or brick and siding exterior construction ranging in size from 3,225 to 3,805 square feet of living area. The homes were built from 2000 to 2006. Each home has a basement¹, central air

¹ Copies of the Multiple Listing Service listing sheets for the comparables submitted by the appellant indicates the comparables have finished basement area.

conditioning, one fireplace, and an attached garage ranging in size from 624 to 824 square feet of building area. Comparable #4 has a gazebo. These properties have sites ranging in size from 12,777 to 21,837 square feet of land area and are located from .05 to .42 miles from the subject property with comparable #3 having the same neighborhood code as the subject property. The sales occurred from October 2016 to May 2018 for prices ranging from \$342,000 to \$526,000 or from \$104.20 to \$144.62 per square foot of living area, including land. Based on this evidence the appellant requested the subject's assessment be reduced to \$154,380.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$184,691. The subject's assessment reflects a market value of \$553,464 or \$147.08 per square foot of living area, land included, when using the 2019 three-year average median level of assessment for Will County of 33.37% 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, identified by the township assessor, improved with two-story dwellings of brick or combination of brick, siding and stucco exterior construction ranging in size from 2,980 to 4,604 square feet of living area. The homes were built from 1994 to 2003. Each property has an unfinished basement, central air conditioning, one or two fireplaces, and an attached garage ranging in size from 708 to 1,073 square feet of building area. Comparable #3 has an inground swimming pool, and comparable #4 has a gazebo. These properties have sites ranging in size from 15,436 to 60,540 square feet of living area and are located from .03 to 3.68 miles from the subject property with comparables #1 through #3 having the same neighborhood code as the subject property. The sales occurred from September 2018 to October 2019 for prices ranging from \$409,500 to \$630,000 or from \$136.84 to \$157.64 per square foot of living area, including land.

The board of review requested no change be made to 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 best evidence of market value to be board of review comparable sales #1 through #3, as these comparables are most similar to the subject in location with sale dates that are most proximate in time to the assessment date at issue, and appellant's comparable sale #4. These comparables sold from May 2018 to October 2019 for prices ranging from \$409,500 to \$526,000 or from \$137.42 to \$157.64 per square foot of living area, including land. The subject's assessment reflects a market value of \$553,464 or \$147.08 per square foot of living area, including land, which is above the overall price range but within the range established by the best comparable sales in this record on a square foot basis. The subject property's overall higher value is supported by the dwelling's larger size in relation to board of review comparables

#1 through #3. Less weight is given board of review comparable #4 due to its larger dwelling size, larger site, and more distant location in relation to the subject property. Less weight is given the appellant's remaining comparables due to the dates of sale being less proximate in time to the assessment date at issue than are the best sales found herein. Based on this evidence the Board finds 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: August 24, 2021



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

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

COUNTY

Will County Board of Review
Will County Office Building
302 N. Chicago Street
Joliet, IL 60432