



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

APPELLANT: Alexandra Houmpavlis  
DOCKET NO.: 19-07917.001-R-1  
PARCEL NO.: 16-31-207-019

The parties of record before the Property Tax Appeal Board are Alexandra Houmpavlis, 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:** \$74,595  
**IMPR.:** \$101,774  
**TOTAL:** \$176,369

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 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 consists of a two-story dwelling of brick and wood siding exterior construction with 2,517 square feet of living area. The dwelling was constructed in 1965. Features of the home include a basement with finished area, central air conditioning, a fireplace and a 441 square foot garage. The property has an approximately 20,000 square foot site and is located in Deerfield, West Deerfield Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales located in the same assessment neighborhood code as the subject property. The comparables have sites that range in size from 12,158 to 19,672 square feet of land area and are improved with two-story dwellings of brick exterior construction that range in size from 2,496 to 2,800 square feet of living area. The

dwellings were built from 1964 to 1969. Each comparable has a basement,<sup>1</sup> two with finished area, central air conditioning, one fireplace and a two-car garage. The properties sold from May 2016 to November 2017 for prices ranging from \$390,000 to \$540,000 or from \$156.25 to \$192.86 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$146,377 which reflects a market value of \$439,175 or \$174.48 per square foot of living area, land included, when applying 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 \$176,369. The subject's assessment reflects a market value of \$536,239 or \$213.05 per square foot of living area, land included, when using the 2019 three-year average median level of assessment for Lake County of 32.89% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales located within 0.35 of a mile from the subject property. Two comparables have sites with either 10,000 or 10,010 square feet of land area<sup>2</sup> and are improved with two-story dwellings of brick, wood siding or brick and wood siding exterior construction that range in size from 2,590 to 2,614 square feet of living area. The homes were built in 1959 or 1966. Each comparable has a basement with finished area, central air conditioning, one fireplace and a garage ranging in size from 440 to 528 square feet of building area. The properties sold in April 2018 or April 2019 for prices ranging from \$635,000 to \$645,000 or from \$242.92 to \$249.03 per square foot of living area, land included.

The board of review reiterated the appellant's grid analysis, arguing the appellant's sales are from 13 to 19 months prior to the January 1, 2019 assessment date. Based on this evidence, the board of review requested the subject's assessment be confirmed.

### **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 parties submitted six comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables due to their sale dates in 2016 or 2017 which are less proximate in time to the assessment date at issue than other comparables in the record.

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<sup>1</sup> Some property details for the appellant's comparables, such as basement, fireplace and garage capacity, was corrected or amended with information reported in the Multiple Listing Sheets for the properties which were submitted by the appellant.

<sup>2</sup> No site size was provided for the board of review's comparable #2.

The Board finds the best evidence of market value to be the board of review's comparables which sold proximate to the January 1, 2019 assessment date and are similar to the subject in location, age, design, dwelling size and other features. These comparables sold in April 2018 or April 2019 for prices ranging from \$635,000 to \$645,000 or from \$242.92 to \$249.03 per square foot of living area, land included. The subject's assessment reflects a market value of \$536,239 or \$213.05 per square foot of living area, including land, which falls below the range established by the best comparable sales in this record. After considering appropriate adjustments to the comparables for differences from the subject, 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: June 21, 2022



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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