



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

APPELLANT: Dino Roupas
DOCKET NO.: 20-00685.001-R-1
PARCEL NO.: 02-28-401-015

The parties of record before the Property Tax Appeal Board are Dino Roupas, 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: \$11,721
IMPR.: \$72,604
TOTAL: \$84,325

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 2020 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 wood siding exterior construction with 2,264 square feet of living area. The dwelling was constructed in 1996. Features of the home include a basement with finished area, central air conditioning, a fireplace, and a garage containing 441 square feet of building area. The property has an approximately 8,280 square foot site and is located in Lake Villa, Lake Villa Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted a comparable grid with information on five comparable sales and Multiple Listing Service sheets for each comparable. The comparables are located in the same neighborhood code as the subject property and were built from 1996 to 1999. The comparables consist of two-story dwellings of wood siding exterior construction ranging in size from 2,264 to 2,467. Each dwelling has central air conditioning and a garage ranging in size from 441 to 630

square feet of building area. Each dwelling has a basement, three of which have finished area and four of the comparables each have a fireplace. The parcels range in size from 8,280 to 11,330 square feet of land area. The comparables sold from September 2017 to September 2019 for prices ranging from \$223,000 to \$269,900 or from \$90.39 to \$111.31 per square foot of living area, including land. Based on this evidence, the appellant requested a reduced assessment of \$79,875.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$84,325. The subject's assessment reflects a market value of \$253,304 or \$111.88 per square foot of living area, land included, when using the 2020 three-year average median level of assessment for Lake County of 33.29% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted two comparable grids with information on eight comparable sales. For ease of reference, the comparables have been renumbered #1 through #8. The comparables are located in the same neighborhood code as the subject property and were built from 1994 to 2000. The comparables consist of one or two-story dwellings of wood siding exterior construction ranging in size from 1,580 to 2,233 square feet of living area. Each dwelling has central air conditioning and a garage ranging in size from 441 to 630 square feet of building area. Each dwelling has a basement with six having finished area and six of the comparables each have a fireplace. Comparables #5 and #6 each have an inground swimming pool. The parcels range in size from 7,410 to 12,200 square feet of land area. The comparables sold from February 2019 to September 2020 for prices ranging from \$234,900 to \$310,000 or from \$124.75 to \$148.67 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 parties submitted a total of 13 comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #1 and #4 due to their more remote sale dates for valuation of January 1, 2020. The Board also gives less weight to appellant's comparable #2 and board of review comparable #3 due to their unfinished basements when compared to the subject. The Board gives less weight to board of review comparables #2 and #7 due to their smaller dwelling size and dissimilar one-story design, and board of review comparables #5 and #6 due to their inground swimming pools which is not a feature of the subject.

The Board finds the best evidence of market value to be appellant's comparable sales #3 and #5 along with board of review comparable sales #1, #4, and #8. The Board finds these comparables

to be more similar to the subject in dwelling size, design, age, and features. These most similar comparables sold for prices ranging from \$223,000 to \$269,500 or from \$90.39 to \$137.22 per square foot of living area, including land. The subject's assessment reflects a market value of \$253,304 or \$111.88 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Based on this evidence and after considering adjustments to the best comparables for differences, 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 23, 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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