



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

APPELLANT: Loukia Karis
DOCKET NO.: 20-01859.001-R-1
PARCEL NO.: 16-20-203-012

The parties of record before the Property Tax Appeal Board are Loukia Karis, 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: \$114,523
IMPR.: \$180,832
TOTAL: \$295,355

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 brick exterior construction with 5,198 square feet of living area. The dwelling was constructed in 1979. Features of the home include a basement that is finished with a recreation room, central air conditioning, a fireplace, an 892 square foot garage and an inground swimming pool. The property is located in Highland Park, 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 comparables sales that have the same assessment neighborhood code as the subject and are located within .28 of a mile from the subject property. The parcels range in size from 40,045 to 40,620 square feet of land area. The comparables are

improved with two-story¹ dwellings of brick exterior construction ranging in size from 4,753 to 5,334 square feet of living area. The dwellings were built from 1985 to 1991. Each comparable has a basement finished with a recreation room, central air conditioning, one to three fireplaces and a garage ranging in size from 744 to 1,251 square feet of building area. Comparable #3 has an inground swimming pool. The properties sold from June 2019 to March 2020 for prices of \$765,000 or \$850,000 or from \$159.36 to \$170.48 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$283,426, which would reflect a market value of \$850,363 or \$163.59 per square foot of living area, including land, when using 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 \$295,355. The subject's assessment reflects a market value of \$887,218 or \$170.68 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 information on five comparable sales that have the same assessment neighborhood code as the subject are located within .31 of a mile from the subject property. No site sizes were provided by the board of review.² The board of review's comparable #1 is the same property as the appellant's comparable #2. The board of review reported the comparables are improved with one-story³ or two-story dwellings of brick exterior construction ranging in size from 3,812 to 6,235 square feet of living area. The dwellings were built from 1972 to 1989 with comparable #2, the oldest comparable, having a reported effective age of 1982. The board of review's comparable #4 has a concrete slab foundation and three comparables each have a basement, two of which are finished with a recreation room. Each comparable has central air conditioning, a fireplace and a garage ranging in size from 504 to 1,066 square feet of building area. Two comparables each have an inground swimming pool. The properties sold from January to November 2020 for prices ranging from \$850,000 to \$1,100,000 or from \$142.26 to \$238.72 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

¹ The appellant provided Multiple Listing Service (MLS) data sheets for each comparable, which contained exterior photographs and described all three comparables as two-story dwellings with basement recreation rooms, and comparables #1 and #2 have three and two fireplaces, respectively. The MLS data sheet also disclosed comparable #3 was rehabbed in 2001.

² The subject and the board of review comparables, as well as the appellant's comparables each have a land assessment of \$114,523, suggesting that both parties' comparables have sites that are similar to the subject.

³ The board of review's comparable #2 has a ground floor area of 3,320 square feet with above ground area of 6,235 square feet, suggesting the dwelling is part two-story in design.

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 record contains six suggested comparable sales for the Board's consideration, as one sale was common to both parties. The Board has given less weight to the appellant's comparable #1 due to its newer dwelling age, when compared to the subject. The Board has given reduced weight to board of review comparables #3 and #4 which differ from the subject in dwelling size and/or design. Additionally, board of review comparable #4 has a dissimilar concrete slab foundation in contrast to the subject's basement foundation that is finished with a recreation room.

The Board finds the best evidence of market value to be the appellant's comparables #2 and #3, along with board of review comparables #1 and #2, which includes the common comparable. The Board finds these three comparables are similar to the subject in location, dwelling size, age and some features. However, the common comparable lacks an inground swimming pool and board of review comparable #2 lacks finished basement area, both features of the subject, suggesting upward adjustments would be required to make the comparables more equivalent to the subject. Nevertheless, the comparables sold from June 2019 to November 2020 for prices ranging from \$765,000 to \$1,100,000 or from \$160.95 to \$231.73 per square foot of living area, including land. The subject's assessment reflects a market value of \$887,218 or \$170.68 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds no reduction in the subject's estimated market value as reflected by its assessment is warranted.

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: March 26, 2024



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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