



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

APPELLANT: Alexandra Houmpavlis
DOCKET NO.: 20-01860.001-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: \$74,722
IMPR.: \$101,947
TOTAL: \$176,669

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 part one-story and a part 2-story dwelling of brick and wood siding exterior construction with 2,517 square feet of living area. The dwelling was constructed in 1965.¹ 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 two grid analyses and Multiple Listing Service (MLS) information on three comparable sales located within .21 miles from the subject property. The comparables have sites that range in size from 18,016 to 19,672 square feet of land area and are improved with split-

¹ The Board finds the best description of the subject property was found in its property record card submitted by the board of review.

level, tri-level, or 2-story dwellings of brick and frame exterior construction that range in size from 2,400 to 2,800 square feet of living area.² The dwellings were built from 1964 to 1967. Each comparable has a basement, two with finished area, central air conditioning, one or two fireplaces and a 462 square foot garage. The properties sold from March 2017 to December 2019 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 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 \$176,669. The subject's assessment reflects a market value of \$530,697 or \$210.85 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 four comparable sales located from .02 to 1.19 miles from the subject property. The comparables have sites ranging in size from 7,800 to 29,190 square feet of land area and are improved with 1.75 or 2-story dwellings of brick or brick and wood siding exterior construction that range in size from 1,715 to 2,855 square feet of living area. The homes were built from 1955 to 1964 with comparable #4 having an effective year built of 1975. Each comparable has a basement, one fireplace and a garage ranging in size from 450 to 506 square feet of building area. Three comparables have central air conditioning. The properties sold from July 2019 to November 2020 for prices ranging from \$530,000 to \$533,733 or from \$186.95 to \$309.15 per square foot of living area, land included.

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 seven comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #1 and #3 due to their sale dates in 2017 which are less proximate in time to the January 1, 2020 assessment date than other comparables in the record. The Board gives less weight to board of review comparable #2 which is located over 1 mile away when compared to the subject and to board of review comparable #3 due to its considerably smaller dwelling size.

The Board finds the best evidence of market value to be appellant's comparable #2 and board of review comparables #1, and #4 which sold proximate to the assessment date at issue and are similar to the subject in location, age, dwelling size and some features. These comparables sold

² Some descriptive information on the comparables was gleaned from the Multiple Listing Service (MLS) sheets associated with each sale that were submitted by the appellant.

from July 2019 to November 2020 for prices ranging from \$401,250 to \$533,733 or from \$167.19 to \$208.86 per square foot of living area, land included. The subject's assessment reflects a market value of \$530,697 or \$210.85 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record on overall value but slightly above on price per square foot. However, 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:

September 20, 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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