



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

APPELLANT: John & Patricia Vavilis
DOCKET NO.: 22-00458.001-R-1
PARCEL NO.: 15-23-206-005

The parties of record before the Property Tax Appeal Board are John & Patricia Vavilis, the appellants, 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: \$67,404
IMPR.: \$216,214
TOTAL: \$283,618

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 2022 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 one-story dwelling of brick exterior construction with 4,184 square feet of living area. The dwelling was constructed in 2004. Features of the home include a basement with finished area, central air conditioning, a fireplace and a 462 square foot attached garage. The property has an approximately 21,780 square foot site and is located in Lincolnshire, Vernon Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on three comparable sales that have the same assessment neighborhood code as the subject and are located within .60 of a mile from the subject property. The appellants provided a Multiple Listing Service (MLS) sheet for each comparable sale. The parcels range in size from 18,731 to 41,382 square feet of land area. The comparables are improved with one-story dwellings of brick or frame exterior construction ranging in size from

2,964 to 3,340 square feet of living area. The dwellings were built from 1957 to 1970 and have reported effective ages of 1962, 1964 and 1974, respectively. Two comparables each have a basement with finished area. The appellants' comparable #1 has a concrete slab foundation according to the MLS sheet. Each comparable has central air conditioning, two or three fireplaces and an attached garage ranging in size from 480 to 675 square feet of building area. The comparables sold from September 2019 to May 2021 for prices ranging from \$473,000 to \$620,000 or from \$142.68 to \$185.63 per square foot of living area, including land. Based on this evidence, the appellants requested the subject's assessment be reduced to \$233,381, which would reflect a market value of \$700,213 or \$167.35 per square foot of ground 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 \$283,618. The subject's assessment reflects a market value of \$850,939 or \$203.38 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.¹

In support of its contention of the correct assessment the board of review submitted information on four comparable sales that have the same assessment neighborhood code as the subject and are located within .48 of a mile from the subject property. The parcels range in size from 20,000 to 20,909 square feet of land area. The comparables are improved with one-story dwellings of brick or frame exterior construction ranging in size from 2,949 to 3,100 square feet of living area. The dwellings were built from 1958 to 2014 with comparable #4 having a reported effective age of 1977. Three comparables each have a basement, two of which have finished area. Each comparable has central air conditioning, one to three fireplaces and an attached garage ranging in size from 440 to 771 square feet of building area. The comparables sold from March to June 2022 for prices ranging from \$660,000 to \$999,000 or from \$216.13 to \$325.94 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 appellants contend 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 appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains seven comparable sales for the Board's consideration. The Board finds none of the comparables are truly similar to the subject due to significant differences in dwelling size and/or age. Nonetheless, the Board has given less weight to the appellants' comparables #1 and

¹ Procedural rule Sec. 1910.50(c)(1) provides that in all counties other than Cook, the three-year county wide assessment level as certified by the Department of Revenue will be considered. 86 Ill.Admin.Code Sec. 1910.50(c)(1). As of the development of this Final Administrative Decision, the Department of Revenue has not published figures for tax year 2022.

#3 due to their sale dates occurring in 2019 or 2020, which are less proximate in time to the lien date at issue than the other sales in the record.

The Board finds the parties' five remaining comparables sold more proximate in time to the January 1, 2022 assessment date and are similar to the subject in location and site size. However, each dwelling is approximately 1,000 square feet smaller than the subject and four of the five comparables are significantly older in age when compared to the subject dwelling, suggesting upward adjustments would be required to make the comparables more equivalent to the subject. Nevertheless, the comparables sold from May 2021 to June 2022 for prices ranging from \$515,000 to \$999,000 or from \$173.75 to \$325.94 per square foot of living area, including land. The subject's assessment reflects a market value of \$850,939 or \$203.38 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

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

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085