



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

APPELLANT: Ted Lazakis  
DOCKET NO.: 19-06513.001-R-1  
PARCEL NO.: 14-26-203-006

The parties of record before the Property Tax Appeal Board are Ted Lazakis, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld and Associates, LLC in Chicago, 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:** \$82,484  
**IMPR.:** \$258,619  
**TOTAL:** \$341,103

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 2-story dwelling of brick exterior construction with 6,524 square feet of living area. The dwelling was constructed in 1997 and is approximately 22 years old. Features of the home include an unfinished walkout basement, central air conditioning, two fireplaces, an inground swimming pool,<sup>1</sup> and a 1,098 square foot attached garage. The property has a 91,120 square foot site<sup>2</sup> and is located in Long Grove, Ela Township, Lake County.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on four equity

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<sup>1</sup> The board of review's evidence indicates the subject has an inground swimming pool which was unrefuted by the appellant.

<sup>2</sup> The Board finds the best evidence for the subject's site size was the subject's property record card presented by the board of review.

comparables located in same assessment neighborhood code as the subject. The comparables are described as 1.5-story or 2-story dwellings of brick or wood siding exterior construction ranging in size from 5,106 to 6,934 square feet of living area. The dwellings are 35 to 47 years old. Each comparable has an unfinished basement, central air conditioning, two to four fireplaces and an attached garage ranging in size from 816 to 884 square feet of building area. The appellant disclosed comparable #1 has an additional detached garage. The comparables have improvement assessments ranging from \$146,850 to \$255,086 or from \$28.76 to \$36.80 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$341,103. The subject property has an improvement assessment of \$258,619 or \$39.64 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on four equity comparables located in same assessment neighborhood code as the subject. The comparables consist of 1-story or 2-story dwellings of brick or brick and wood siding exterior construction ranging in size from 5,392 to 7,190 square feet of living area. The dwellings were constructed from 1989 to 2000 with comparable #3 having an effective age of 1991. Each comparable has an unfinished basement, two of which are walkout, central air conditioning, two to four fireplaces and an attached garage ranging in size from 956 to 1,702 square feet of building area. The comparables have improvement assessments ranging from \$256,917 to \$292,168 or from \$40.01 to \$47.65 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **Conclusion of Law**

The appellant contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and no reduction in the subject's assessment is warranted.

The parties submitted eight equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparables which are older dwellings when compared to the subject. The Board also gives less weight to board of review comparable #4 due to its dissimilar 1-story design as compared to the subject's 2-story design.

The Board finds the best evidence of assessment equity to be board of review comparables #1, #2 and #3 which overall are more similar to the subject in location, dwelling size, design, age and most features. However, these comparables lack an inground swimming pool which is a feature of the subject. These properties have improvement assessments ranging from \$270,932 to \$292,168 or from \$40.01 to \$44.72 per square foot of living area. The subject has an

improvement assessment of \$258,619 or \$39.64 per square foot of living area, which falls below the range established by the best comparables in the record. Based on this evidence, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and 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:

May 17, 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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