



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

APPELLANT: Paul Alatzakis  
DOCKET NO.: 19-07900.001-R-1  
PARCEL NO.: 08-05-403-060

The parties of record before the Property Tax Appeal Board are Paul Alatzakis, 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:** \$5,522  
**IMPR.:** \$33,360  
**TOTAL:** \$38,882

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 one-story dwelling of wood siding exterior construction with 864 square feet of living area. The dwelling was constructed in 1957 and has an effective year built of 1971. Features of the home include central air conditioning and a 528 square foot garage. The property has an approximately 6,530 square foot site and is located in Waukegan, Waukegan Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted Multiple Listing Service (MLS) sheets and a grid analysis with information on five comparable sales located in the same assessment neighborhood code as the subject property. The comparables have sites that range in size from 6,111 to 9,300 square feet of land area and are improved with one-story dwellings of wood siding exterior construction each with

864 square feet of living area. The dwellings were built from 1950 to 1954.<sup>1</sup> Each comparable has a basement, two with finished area and from a 1-car to a 3-car garage. Three comparables have central air conditioning. The properties sold from March 2017 to December 2018 for prices ranging from \$90,000 to \$116,000 or from \$104.17 to \$134.26 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$36,109 which reflects a market value of \$108,338 or \$125.39 per square foot of living area, land included, when applying 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 \$38,882. The subject's assessment reflects a market value of \$118,218 or \$136.83 per square foot of living area, land included, when using the 2019 three-year average median level of assessment for Lake County of 32.89% 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 located within 0.92 of a mile from the subject property. The comparables have sites that range in size from 6,180 to 11,620 square feet of land area and are improved with one-story dwellings of wood siding exterior construction that range in size from 768 to 990 square feet of living area. The homes were built in 1954 or 1955. Each comparable has a basement, two with finished area and a garage ranging in size from 440 to 672 square feet of building area. Two comparables have central air conditioning. The properties sold from April 2018 to December 2019 for prices ranging from \$116,500 to \$156,000 or from \$134.84 to \$166.54 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

### **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 nine comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #2, #3 and #5 along with board of review comparables #1, #2 and #4 which have finished basements, unlike the subject, sold in 2017, less proximate in time to the January 1, 2019 assessment date than other comparables in the record and/or has a substantially larger site size when compared to the subject's site size.

The Board finds the best evidence of market value to be the appellant's comparables #1 and #4 along with board of review comparables #3 and #5 which are more similar to the subject in location, age, design, dwelling size and other features. These comparables sold from April 2018 to September 2019 for prices ranging from \$109,184 to \$143,888 or from \$126.37 to \$166.54 per

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<sup>1</sup> Some descriptive information for the appellant's comparables has been corrected or amended with information reported in the MLS sheets which were submitted by the appellant for each of its comparable properties.

square foot of living area, including land. The subject's assessment reflects a market value of \$118,218 or \$136.83 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. 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: June 21, 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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COUNTY

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