FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Tatiana Papakos
DOCKET NO.: 25-01523.001-R-1
PARCEL NO.: 16-25-106-001

The parties of record before the Property Tax Appeal Board are Tatiana Papakos, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Hawthorn Woods; 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:	$114,085
IMPR.:	$283,766
TOTAL:	$397,851

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 2025 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 and frame exterior construction with 3,507 square feet of living area. The dwelling was constructed in 1953, is approximately 72 years old and has an effective year built of 1987.[1] Features of the home include a basement with finished area, central air conditioning, one fireplace and a 504 square foot garage. The property has an approximately 13,139 square foot site and is located in Highland Park, Moraine Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on five comparable sales located within 0.64 of a mile from the subject property. The comparables have sites that range in size from 10,881 to 45,250 square

[1] The Board finds the best description of the subject was found in its property record card, submitted by the board of review and not refuted by the appellant.

feet of land area and are improved with 1.5-story, 2-story, 2.5-story or 3-story dwellings of wood frame exterior construction ranging in size from 2,900 to 4,137 square feet of living area. The dwellings are 37 to 116 years old. Each comparable has an unfinished basement, one fireplace and a garage ranging in size from 552 to 693 square feet of building area. Four homes have central air conditioning. The properties sold from August 2023 to August 2024 for prices ranging from $1,001,500 to $1,700,000 or from $290.54 to $410.93 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to $364,692 which reflects a market value of $1,094,185 or $312.00 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 $397,851. The subject's assessment reflects a market value of $1,193,672 or $340.37 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales located within 0.78 of a mile from the subject property. The comparables have sites that range in size from 10,900 to 22,000 square feet of land area and are improved with 2-story dwellings of stone, brick or wood siding exterior construction ranging in size from 3,582 to 3,790 square feet of living area that are 30 to 74 years old. Each comparable has a basement, with two having finished area. Each dwelling has central air conditioning, one or two fireplaces and either a 462 or 572 square foot garage. The properties sold from June 2024 to June 2025 for prices ranging from $1,342,717 to $1,900,000 or from $354.28 to $530.43 per square foot of living area, land included.

The board of review, through the Moraine Township Assessor, critiqued appellant comparables #1, #2 and #3. The township assessor argued appellant comparable #1 sold in "as is" condition and that appellant comparable #2 sold three times since 2022 with each transaction depicted in "as is" condition. The township assessor contended appellant comparable #2 was marketed as either requiring substantial remodeling or for new construction and therefore reflected land only value. As to appellant comparable #3, the township assessor contended this sale was an estate sale, sold in "as is" condition and that the property has only 240 square feet of second floor living area. No documentary evidence was submitted to support the township assessor's assertions regarding these properties. 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 eight comparable sales for the Board's consideration. The Board gives little weight to the appellant's comparables and board of review comparable #2 which differ from the subject in age, design, site size, dwelling size and/or sold in 2023, less proximate to the January 1, 2025 assessment date than other properties in the record.

The Board finds the best evidence of market value to be board of review comparables #1 and #3 which sold proximate to the assessment date at issue and are more similar to the subject in location, age, design, dwelling size and some features. However, these two properties present varying degrees of similarity to the subject in site size and basement amenity, suggesting adjustments are needed to make these properties more equivalent to the subject. These comparables sold in June 2024 and June 2025 for prices of $1,342,717 and $1,900,000 or $354.28 and $530.43 per square foot of living area, including land. The subject's assessment reflects a market value of $1,193,672 or $340.37 per square foot of living area, including land, which falls below the two best comparable sales in this record. After considering appropriate adjustments to the best comparables for differences from the subject, the Board finds the subject's assessment is justified and a reduction in the subject's assessment is not 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:

C E R T I F I C A T I O N

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: November 17, 2026

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 9-215 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

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