



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

APPELLANT: Po-Chang & Angela Yang  
DOCKET NO.: 13-01746.001-R-1  
PARCEL NO.: 06-32-406-092

The parties of record before the Property Tax Appeal Board are Po-Chang & Angela Yang, the appellants, by Jerri K. Bush, Attorney at Law, in Chicago; and the Lake County Board of Review.

Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds a reduction 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:** \$ 7,058  
**IMPR.:** \$29,775  
**TOTAL:** \$36,833

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 2013 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 two-story attached frame dwelling that has 1,700 square feet of living area. The dwelling was constructed in 2002. Features include central air conditioning and a 418 square foot garage. The subject has a

6,199 square foot site. The subject property is located in Avon Township, Lake County, Illinois.

The appellants submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument, the appellants submitted a limited "Property Tax Analysis" of four suggested comparable sales. The analysis was dated March 9, 2014. Neither the name nor the professional credentials of the person(s) who prepared the report was disclosed. The comparables are located in close proximity to the subject and were identical in design, dwelling size, age, and features. The comparables sold from October 2012 to February 2013 for prices ranging from \$61,572 to \$99,900 or from \$36.22 to \$58.76 per square foot of living area including land. The analysis included "Property Equalization Values" (adjustments) to the comparables for sale date, land<sup>1</sup> and fireplace. Based on the Property Equalization Values, the analysis conveys a value estimate for the subject property of \$80,009 or a total assessment of \$26,667. At the bottom of the analysis, data sources were listed as Assessor, MLS, Realist, Marshall & Swift and IRPAM. No evidence or explanation pertaining to the calculation of the adjustment amounts was provided. Based on this evidence, the appellants 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 \$39,956. The subject's assessment reflects an estimated market value of \$120,205 or \$70.71 per square foot of living area including land when applying the 2013 three-year average median level of assessment for Lake County of 33.24%. In support of the subject's assessment, the board of review submitted an analysis of four comparable sales and a letter addressing the appeal.

With respect to the evidence submitted by the appellants, the board of review argued that the adjustments in the appellants' grid should be given no weight because they lacked support and there was no evidence they were applied by a qualified licensed individual such as a state licensed appraiser.

The comparable sales submitted by the board of review are located in close proximity to the subject. The comparables had varying degrees of similarity when compared to the subject in land area, design, dwelling size, age and features. The

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<sup>1</sup> The appellants failed to disclose the land sizes for the subject and comparables.

comparables sold from June 2011 to January 2013 for prices ranging from \$97,000 to \$118,000 or from \$64.32 to \$78.25 per square foot of living area including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Under rebuttal, appellants' counsel pointed out comparables #2 and #4 sold in 2011 and comparables #1 through #3 are smaller than the subject dwelling.

### **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 met this burden of proof.

The parties submitted eight comparable sales for the Board's consideration. The Board gave less weight to comparables #2 and #4 submitted by the board of review. These comparables sold in 2011, which are dated and less reliable indicators of market value as of the subject's January 1, 2013 assessment date. The remaining six comparables were similar when compared to the subject in location, land area, age, size, design, and most features. They sold for prices ranging from \$61,572 to \$110,000 or from \$36.22 to \$72.94 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$120,205 or \$70.71 per square foot of living area including land. None of the most similar comparables sold for more than \$110,000, whereas the subject's assessment reflects an estimated market value of \$120,000. In addition, five of the six most similar comparables sold for less than the subject's estimated market value on a per square foot basis. After considering logical adjustments to these comparables for differences when compared to the subject, the Board finds that a preponderance of the market value evidence contained in this record demonstrates the subject's assessment is excessive. Therefore, the Board finds a reduction in the subject's 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.

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Chairman

*K. L. Fan*

*Mark Morris*

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Member

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Member

*JR*

\_\_\_\_\_  
Member

\_\_\_\_\_  
Acting Member

*Robert Steffen*

\_\_\_\_\_  
Acting 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: February 19, 2016

*A. Proctor*

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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 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 the subsequent year 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.

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.