



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

APPELLANT: Howard & Elinor Hui
DOCKET NO.: 14-00869.001-R-1
PARCEL NO.: 11-32-104-082

The parties of record before the Property Tax Appeal Board are Howard & Elinor Hui, the appellants, by attorney Herbert Holzman, of Tax Appeals Lake County, in Lake Zurich, 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: \$47,727
IMPR.: \$136,896
TOTAL: \$184,623

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 2014 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 dwelling of brick construction with 3,610 square feet of living area. The dwelling was constructed in 1997. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a 649 square foot garage. The property has a 10,944 square foot site and is located in Vernon Hills, Libertyville 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 located in close proximity to the subject. The comparable dwellings were built in 1998 or 1999 and consist of two-story brick dwellings that range in size from 3,215 to 3,701 square feet of living area. Each comparable has an unfinished basement, central air conditioning, a fireplace and a garage ranging in size from 440 to 649 square feet of building area. The properties sold between January 2013 and June

2013 for prices ranging from \$515,000 to \$532,450 or from \$139.15 to \$162.21 per square foot of living area, including land.

Based on this evidence, the appellants requested a total assessment of \$178,315 which would reflect a market value of approximately \$534,945 or \$148.18 per square foot of living area, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$184,623. The subject's assessment reflects a market value of \$554,091 or \$153.49 per square foot of living area, land included, when using the 2014 three year average median level of assessment for Lake County of 33.32% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located within 1.4-miles of the subject. The comparable dwellings were built between 1998 and 2002. The properties consist of two-story brick or frame dwellings that range in size from 3,304 to 3,780 square feet of living area. Each comparable has an unfinished basement, central air conditioning and a garage ranging in size from 599 to 649 square feet of building area. Two of the comparables each also have a fireplace. The properties sold between January 2013 and May 2014 for prices ranging from \$550,000 to \$605,000 or from \$149.56 to \$167.95 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 parties submitted a total of seven comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to board of review comparable #3 which is located 1.4-miles from the subject and which was built in 2002 as compared to the subject that was built in 1997.

The Board finds the best evidence of market value to be appellants' comparable sales and board of review comparable sales #1, #2 and #4. These most similar comparables were built in 1998 or 1999. The dwellings range in size from 3,215 to 3,780 square feet of living area and sold between January 2013 and June 2014 for prices ranging from \$515,000 to \$605,000 or from \$139.15 to \$166.46 per square foot of living area, including land. The subject's assessment reflects a market value of \$554,091 or \$153.49 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Based on this evidence 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.



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: July 22, 2016



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.