



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

APPELLANT: Bei Zhang
DOCKET NO.: 14-01064.001-R-1
PARCEL NO.: 14-32-301-070

The parties of record before the Property Tax Appeal Board are Bei Zhang, the appellant, by attorney Ronald Kingsley of Lake County Appeal in Lake Forest; 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: \$49,288
IMPR.: \$215,279
TOTAL: \$264,567

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 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 is improved with a two-story dwelling of brick construction with 4,543 square feet of living area. The dwelling was constructed in 2002. Features of the home include an unfinished basement, central air conditioning, two fireplaces and an attached garage with 880 square feet of building area. The property has a 44,431 square foot site and is located in Deer Park, Ela Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on seven comparable sales improved two-story dwellings of brick or wood siding exterior construction that ranged in size from 3,856 to 4,884 square feet of living area. The dwellings were constructed from 1987 to 1998. The comparables were located from 1.00 to 2.36 miles from the subject property. Each comparable had an unfinished basement, central air conditioning, 1 to 3 fireplaces and an attached garage ranging in size from

682 to 1,040 square feet of building area. The comparables sold from July 2012 to May 2014 for prices ranging from \$505,000 to \$770,000 or from \$124.48 to \$162.24 per square foot of living area, including land. Based on this evidence the appellant requested the subject's assessment be reduced to \$233,184.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$264,567. The subject's assessment reflects a market value of \$794,019 or \$174.78 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 three comparable sales improved with two-story single family dwellings of brick or wood siding exterior construction that ranged in size from 3,665 to 5,876 square feet of living area. The dwellings were constructed from 1988 to 1998 and were located from .116 to .533 of a mile from the subject property. Each comparable has an unfinished basement, two to four fireplaces, central air conditioning and a garage ranging in size from 792 to 1,018 square feet of building area. The comparables sold from October 2013 to January 2014 for prices ranging from \$810,000 to \$1,150,000 or from \$195.71 to \$221.01 per square foot of living area, including land.

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 information on 10 comparable sales to support their respective positions. The Board gives less weight to appellant's sale #2 as this property sold in July 2012, not proximate in time to the assessment date at issue. The Board gives little weight to appellant's sales #5 through #7 as these comparables were located from 1.97 to 2.36 miles from the subject property and had different assessment neighborhood codes than the subject property. The Board finds the best evidence of market value to be appellant's comparable sales #1, #3 and #4 as well as the comparables submitted by the board of review. These most similar comparables sold for prices ranging from \$570,000 to \$1,150,000 or from \$150.06 to \$221.01 per square foot of living area, including land. The subject's assessment reflects a market value of \$790,019 or \$174.78 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.