



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

APPELLANT: Frank Yin & Lily Li  
DOCKET NO.: 14-02272.001-R-1  
PARCEL NO.: 06-19-301-007

The parties of record before the Property Tax Appeal Board are Frank Yin & Lily Li, the appellants; 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:** \$ 4,054  
**IMPR.:** \$26,610  
**TOTAL:** \$30,664

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 townhouse of vinyl siding exterior construction that has 1,668 square feet of living area. The dwelling was built in in 2003. Features include a partial unfinished basement, central air conditioning, a fireplace and a 480 square foot attached garage. The subject property is located in Avon Township, Lake County, Illinois.

The appellants argued the subject property was overvalued. In support of this claim, the appellants submitted information on six comparable sales located from .02 to .11 of a mile from the subject property. The comparables consist of two-story townhouses of unknown exterior construction that were built in 2003 or 2004. Features had varying degrees of similarity when compared to the subject. The dwellings contain 1,696 or 1,750 square feet of living area. The comparables sold from February to December of 2013 for prices ranging from \$61,799 to \$79,900 or from \$36.44 to \$47.11 per square foot of living area including land. The appellants applied adjustments to the comparables for differences when compared to the subject in arriving

at an opinion of market value for the subject property of \$72,286. 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 subject's final assessment of \$30,664. The subject's assessment reflects an estimated market value of \$92,029 or \$55.17 per square foot of living area including land when applying Lake County's 2014 three-year average median level of assessments of 33.32%.

In support of the subject's assessment, the board of review submitted a letter addressing the appeal and information on four comparable sales located from .12 to .14 of a mile from the subject property. The comparables consist of two-story townhouses of vinyl siding exterior construction that were built from 2003 to 2005. Features had varying degrees of similarity when compared to the subject. The dwellings contain 1,668 or 1,696 square feet of living area. The comparables sold from June 2013 to May 2014 for prices ranging from \$89,000 to \$120,248 or from \$53.36 to \$70.90 per square foot of living area including land.

With respect to the appellants' evidence, the board of review the argued comparable sales were foreclosures, short sales or sheriff sales. Comparables #1 and #5 sold in "as is" condition and comparable #4 sold without the benefit of a realtor/Multiple Listing Service or other market exposure. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Under rebuttal, the appellants submitted a side-by-side analysis of both parties' comparables with adjustments for differences when compared to the subject. The appellants applied different adjustments amounts to its comparables than that were originally submitted to the Board. Based on this evidence, the appellants calculated a revised opinion of market value for the subject property of \$83,130.

### **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 no reduction in the subject's assessment is warranted.

The record contains 10 comparable sales for the Board's consideration. The Board gave less weight to comparables #1, #3 and #5 submitted by the appellants and comparables #1 and #2 submitted by the board of review. These comparables do not have basements, inferior when compared to the subject. The Board finds the remaining five comparable sales are more similar when compared to the subject in location, design, age, dwelling size and features. These comparables sold from March 2013 to May 2014 for prices ranging from \$70,001 to \$120,248 or from \$41.27 to \$70.90 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$92,029 or \$55.17 per square foot of living area including land. After considering logical adjustments to the comparables for any differences when

compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. Therefore, no 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.



Chairman



Member



Member



Member



Acting 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: October 21, 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.