



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

APPELLANT: Xiaonui Zheng  
DOCKET NO.: 15-02449.001-R-1  
PARCEL NO.: 16-28-312-038

The parties of record before the Property Tax Appeal Board are Xiaonui Zheng, the appellant, by attorney Kelly Murray, of the Law Offices of Michael R. Davies, Ltd. in Oaklawn; 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:** \$ 44,136  
**IMPR.:** \$ 74,292  
**TOTAL:** \$118,428

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 2015 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 one-story dwelling of brick exterior construction that has 1,645 square feet of living area. The dwelling was built in 1957. Features include an unfinished basement, central air conditioning, two fireplaces and a 260 square foot attached garage. The subject property is located in West Deerfield Township, Lake County, Illinois.

The appellant contends assessment inequity as the basis of the appeal. The subject's land assessment was not contested. In support of the inequity claim, the appellant submitted five assessment comparables located within .49 of a mile from the subject. The comparables had varying degrees of similarity when compared to the subject. The comparables have improvement assessments ranging from \$43,124 to \$79,658 or from \$28.56 to \$42.46 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's final assessment of \$118,428. The subject property has an improvement assessment of \$74,292 or \$45.16 per square foot of living area.

In support of the subject's assessment, the board of review submitted four assessment comparables located in close proximity to the subject. The comparables had varying degrees of similarity when compared to the subject. The comparables have improvement assessments ranging from \$67,853 to \$83,098 or from \$46.16 to \$52.04 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **Conclusion of Law**

The taxpayer argued assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant failed to meet this burden of proof.

The parties presented nine assessment comparables for the Board's consideration. The Board gave less weight to comparables #2 through #5 submitted by the appellant. One comparable has a finished basement unlike the subject and three comparables do not have a basement, inferior to the subject. The Board finds the remaining five comparable are more similar when compared to the subject in location, design, age, dwelling size and features. They have improvement assessments ranging from \$67,853 to \$83,098 or from \$40.20 to \$52.04 per square foot of living area. The subject property has an improvement assessment of \$74,292 or \$45.16 per square foot of living area, which falls within the range established by the most similar comparables contained in the record. After considering adjustments to the comparables for any differences when compared to the subject, the Board finds the subject's improvement assessment is supported and no reduction is warranted.



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.