



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

APPELLANT: Xiaowen Zhang  
DOCKET NO.: 15-02722.001-R-1  
PARCEL NO.: 14-22-103-034

The parties of record before the Property Tax Appeal Board are Xiaowen Zhang, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC 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:** \$44,372  
**IMPR.:** \$166,030  
**TOTAL:** \$210,402

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 2-story dwelling of brick construction with 4,163 square feet of living area. The dwelling was constructed in 2005. Features of the dwelling include an unfinished basement, central air conditioning, a fireplace and a 660 square foot garage. The property has a 15,094 square foot site and is located in Lake Zurich, Ela Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales. These comparables are described as 2-story dwellings of brick or frame construction built between 1999 and 2008. They range in size from 3,410 to 5,004 square feet of living area. They feature basements, two with finished area, central air conditioning, one or two fireplaces and garages that range in size from 435 to 796 square feet of building area. They are located a distance of .21 to 1.78 miles from the subject. These comparables sold between May 2014 and June 2015 for prices ranging from

\$388,500 to \$725,000 or from \$112.09 to \$144.88 per square foot of living area land included. The appellant requested the total assessment be reduced to \$184,542 or a market value of approximately \$553,681 or \$133.00 per square foot of living area including land at the statutory level of assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$210,402. The subject's assessment reflects a market value of \$634,123 or \$152.32 per square foot of living area, land included, when using the 2015 three-year average median level of assessment for Lake County of 33.18% 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. Comparable #4 is the same property as appellant's comparable #1. They are described as 2-story dwellings of brick or frame construction built between 2005 and 2012. They range in size from 4,127 to 5,006 square feet of living area. All of the comparables feature basements, one with finished area, central air conditioning, one fireplace and garages that range in size from 662 to 924 square feet of building area. They are located a distance of .17 to .24 of a mile from the subject. These comparables sold between September 2014 and March 2016 for prices ranging from \$685,000 to \$790,000 or from \$144.88 to \$174.47 per square foot of living area land included.

Based on this evidence and argument, the board of review requested confirmation of the subject's assessment.

### **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 Board gave less weight to the appellant's comparables based on their distance from the subject, dissimilar dwelling size and/or their finished basements as compared to the subject's unfinished basement. The Board also gave less weight to the board of review comparables #3 and #4 based on their significantly larger dwelling size and/or their 2016 sale date which was not proximate in time to the subject's January 1, 2015 assessment date. The Board finds the best evidence of market value in the record to be the board of review comparables #1 and #2. These comparables were most similar to the subject in location, site size, dwelling size, style, age and most features. These comparables sold for \$730,000 and \$685,000 or for \$174.47 and \$165.98 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$634,123 or \$152.32 per square foot of living area, including land, which is below the best comparable sales in this record on both a total market value basis as well as a per square foot basis. Based on this evidence the Board finds a reduction in the subject's assessment based on overvaluation 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.



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Chairman



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Member



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Acting Member



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Member



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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: August 18, 2017



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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.