



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

APPELLANT: Jaesoon Kang
DOCKET NO.: 15-03194.001-R-1
PARCEL NO.: 15-05-208-045

The parties of record before the Property Tax Appeal Board are Jaesoon Kang, the appellant, by attorney Sang Lee, of the Law Offices of Sang Lee in Arlington Heights; 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: \$35,459
IMPR.: \$66,996
TOTAL: \$102,455

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 three-story dwelling of brick construction with 2,181 square feet of living area. The dwelling was constructed in 2013. Features of the home include central air conditioning and a 440 square foot garage. The property has a 1,681 square foot site and is located in Vernon Hills, Vernon Township, Lake County.

The appellant contends assessment inequity and overvaluation as the bases of the appeal. In support of the inequity argument the appellant submitted information on three equity comparables. The comparables had land assessments ranging from \$15.39 to \$25.00 per square foot of land area. The subject has a land assessment of \$21.09 per square foot of land area. These same comparable had improvement assessments ranging from \$61,755 to \$66,895 or from \$30.28 to \$30.41 per square foot of living area. In support of the overvaluation argument the appellant submitted one sale which sold in June 2015 for \$282,000 or \$138.44 per square foot of

living area, including land. The appellant's evidence depicts the subject sold February 2014 for \$315,500 or \$144.66 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 \$102,455. The subject property has an improvement assessment of \$66,996 or \$30.72 per square foot of living area. The subject's total assessment reflects a market value of approximately \$308,785 or \$141.58 per square of living area, including land using the 2015 three-year average median level of assessments 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 equity comparables, one sale, a settlement statement and a PTAX-203 Transfer Declaration sheet documenting the subject's sale. The comparables had land assessments ranging from \$18.17 to \$21.89 per square foot of land area. The subject has a land assessment of \$35,459 or \$21.09 per square foot of land area. These same comparables had improvement assessments ranging from \$66,996 to \$67,971 or from \$30.72 to \$31.17. One comparable sold in March 2015 for \$330,000 or \$151.31 per square foot of living area, including land. The board of review also included the subject's sale in February 2014 for \$315,500 or \$144.66 per square foot of living area, including land.

Conclusion of Law

The taxpayer contends assessment inequity as one 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted on this basis.

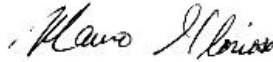
The Board finds both parties submitted comparables very similar to the subject in location, size, exterior, design and most features. All of the comparables had improvement assessments that ranged from \$30.28 to \$31.17 per square foot of living area. The subject's improvement assessment of \$30.72 per square foot of living area falls within the range established by the comparables in this record. The comparables had land assessments ranging from \$15.39 to \$25.00 per square foot of land area. The subject's land assessment of \$21.09 per square foot of land area falls within the established range. Based on this record the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement nor land were inequitably assessed and a reduction in the subject's assessment is not justified on this basis.

The appellant also argued overvaluation as a basis of the appeal. When market value is the basis of the appeal, the value must be proved by a preponderance of the evidence. Winnebago County Board of Review v. Property Tax Appeal Board, 313 Ill.App.3d 179, 183, 728 N.E.2nd 1256 (2nd Dist. 2000). The Board finds the best evidence in this record does not support a reduction on this basis.

The Board finds each party submitted one sale comparable and documented the subject's sale in 2014. The sales occurred in March and June of 2015 and sold for prices of \$330,000 and \$282,000 or for \$151.31 and \$138.44, per square foot of living area, respectively, including land. The record further depicts the subject sold in February 2014 for \$315,500 or \$144.66 per square foot of living area, including land. The subject's total assessment reflects a market value of approximately \$308,785 or \$141.58 per square of living area, including land, which is supported by the comparable sales in this record and by the subject's purchase in February 2014. After considering adjustments and the differences in both parties' suggested comparables when compared to the subject property, the Board finds the subject's assessment is not excessive in relation to its market value.

In conclusion, the Board finds the appellant has not demonstrated the subject property was overvalued by a preponderance of the evidence nor shown by clear and convincing evidence that the subject's assessment is inequitable in regard to the improvement and/or land. Therefore, the Board finds the subject property's assessment as established by the board of review is incorrect and a reduction is not 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. Pursuant to Section 1910.50(b) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(b)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Member



Acting 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: October 20, 2017



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 or years of the same general assessment period, as provided in Sections 9-125 through 9-225, 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 such subsequent year or years 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 OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

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.

PARTIES OF RECORD

AGENCY

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Jaesoon Kang, by attorney:
Sang Lee
Law Offices of Sang Lee
505 East Golf Road
Suite F
Arlington Heights, IL 60005

COUNTY

Lake County Board of Review
18 North County Street
7th Floor
Waukegan, IL 60085