



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

APPELLANT: Hongmei Deng
DOCKET NO.: 15-04029.001-R-1
PARCEL NO.: 15-20-306-014

The parties of record before the Property Tax Appeal Board are Hongmei Deng, the appellant, by attorney Robert Rosenfeld of Robert H. Rosenfeld and Associates, LLC in Chicago; 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: \$43,866
IMPR.: \$151,067
TOTAL: \$194,933

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 is improved with a two-story dwelling of wood siding exterior construction with 3,360 square feet of living area. The dwelling was constructed in 1995. Features of the home include a basement that is partially finished, central air conditioning, one fireplace and an attached garage with 682 square feet of building area. The property has a 13,503 square foot site and is located in Buffalo Grove, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales improved with two-story dwellings of wood siding exterior construction that range in size from 3,108 to 3,647 square feet of living area. The dwellings were constructed from 1995 to 1997. Each comparable has a basement with two being partially finished, central air conditioning, one fireplace and an attached garage ranging in size from 639 to 701 square feet of building area. The comparables sold from

February 2013 to March 2015 for prices ranging from \$445,000 to \$610,000 or from \$143.18 to \$167.26 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$171,035.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$194,933. The subject's assessment reflects a market value of \$587,502 or \$174.85 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 improved with two-story dwellings of wood siding exterior construction that ranged in size from 2,900 to 3,378 square feet of living area. The dwellings were constructed from 1995 to 1998. Each comparable has a basement that was partially finished, central air conditioning, one fireplace and an attached garage ranging in size from 620 to 690 square feet of building area. The comparables sold from March 2014 to September 2014 for prices ranging from \$605,000 to \$649,000 or from \$190.94 to \$223.79 per square foot of living area, including land.

In rebuttal the board of review asserted that appellant's sales #1 and #3 sold approximately 13 to 22 months prior to the assessment date. It also stated that appellant's sale #2 was a "short sale" that sold in "as is" condition.

The board of review requested the assessment be sustained.

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 record contains seven sales submitted by the parties to support their respective positions. The Board gave less weight to appellant's sales #1 and #3 due to their dates of sale not being proximate in time to the assessment date at issue. The remaining sales submitted by the parties sold proximate in time to the assessment date and were similar to the subject in location, style, age and features. These comparables sold for prices ranging from \$517,500 to \$649,000 of from \$147.69 to \$223.79 per square foot of living area, including land. The sale at the low end of the range sold in "as is" condition and was identified as a short sale, which would account for its low sales price. The subject's assessment reflects a market value of \$587,502 or \$174.85 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



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: August 18, 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 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.