



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

APPELLANT: Zhiping Lu & Jianhua Guo  
DOCKET NO.: 15-04302.001-R-1  
PARCEL NO.: 05-03-301-020

The parties of record before the Property Tax Appeal Board are Zhiping Lu & Jianhua Guo, the appellants, by Jessica Hill-Magiera, Attorney at Law in Lake Zurich; 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:** \$37,665  
**IMPR.:** \$51,212  
**TOTAL:** \$88,877

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 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 frame construction with 1,264 square feet of living area. The dwelling has an effective age of 59 years old. The home has a 930 square foot basement. The property has a 13,783 square foot site and is located in Fox Lake, Grant Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on five comparable sales that were located from .57 of a mile to 1.41 miles from the subject property. The comparables had varying degrees of similarity to the subject. The comparables had sale dates ranging from April 2014 to September 2015 for prices ranging from \$53,500 to \$124,000 or from \$38.82 to \$95.31 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 \$88,877. The subject's assessment reflects a market value of \$267,863 or \$211.92 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 three comparable sales that were located from .26 to .94 of a mile from the subject property. The comparables had varying degrees of similarity to the subject. The comparables had sale dates ranging from March 2012 to September 2014 for prices ranging from \$245,000 to \$265,000 or from \$186.09 to \$247.37 per square foot of living area including land.

The board of review submitted a location map and a brief arguing that the appellant's comparables are not Chain-of-Lake waterfront properties like the subject.

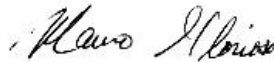
As to the board of review's argument that the appellant's comparables are not waterfront properties, the appellant submitted rebuttal arguing that the evidence submitted by the appellant already accounts for this difference in the land values, which are not in dispute.

### **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 finds the best evidence of market value to be the board of review's comparable sales #1 and #3. These comparables were most similar to the subject in location, style, age and features. These comparables also sold proximate in time to the January 1, 2015 assessment date at issue. These most similar comparables sold in May and September 2014 for prices of \$265,000 and \$246,000 or \$247.37 and \$186.09 per square foot of living area including land, respectively. The subject's assessment reflects a market value of \$267,863 or \$211.92 per square foot of living area, including land, which is supported by the market values of the best comparable sales in this record and appears justified given the subject's considerably larger lot size. The Board gave less weight to the appellant's comparables due to their lack of waterfront access like the subject. In addition, three of the comparables are located over a mile from the subject. The Board also gave less weight to the board of review's comparable #2 due to its sale occurring greater than 33 months prior to the January 1, 2015 assessment date at issue. 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. 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



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: March 20, 2018



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

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APPELLANT

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