



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

APPELLANT: Hong Wang
DOCKET NO.: 16-02859.001-R-1
PARCEL NO.: 07-10-306-028

The parties of record before the Property Tax Appeal Board are Hong Wang, the appellant; 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: \$17,082
IMPR.: \$78,789
TOTAL: \$95,871

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 2016 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 two-story dwelling of wood siding exterior construction that was built in 1987. The dwelling contains 2,636 square feet of living area. Features include a finished basement, central air conditioning, a fireplace and a 490 square foot garage. The subject has a 15,969 square foot site. The subject property is located in Warren Township, Lake County.

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. In support of the overvaluation claim, the appellant submitted a grid analysis of three comparable properties located within .51 of a mile from the subject, however, comparable #1 is located in a different subdivision than the subject. The comparables consist of two-story dwellings of wood siding exterior construction that were built from 1987 to 1989. The comparables have unfinished basements, central air conditioning, a fireplace and garages that have 490 square feet of building area. The dwellings have 2,636 or 2,675 square feet of living area and are situated on sites that contain from 9,480 to 22,286 square feet of land area. The

comparables sold from November 2013 to July 2015 for prices ranging from \$230,000 to \$244,000 or from \$85.98 to \$91.21 per square foot of living area including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject property of \$95,871. The subject's assessment reflects an estimated market value of \$289,116 or \$109.68 per square foot of living area including land area when applying Lake County's 2016 three-year average median level of assessment of 33.16%.

In support of the subject's assessment, the board of review submitted four comparable sales located within .323 of a mile and within the same subdivision as the subject. They consist of two-story dwellings of wood siding exterior construction that were built in 1987. Three comparables have finished basements and one comparable has an unfinished basement. All the comparables have central air conditioning; three comparables have a fireplace; and each comparable has a garage that has 462 or 490 square feet of building area. The dwellings range in size from 2,226 to 2,636 square feet of living area and are situated on sites that range in size from 9,000 to 20,015 square feet of land area. The comparables sold from October 2014 to November 2016 for prices ranging from \$283,000 to \$320,000 or from \$119.26 to \$129.16 per square foot of living area including land. Based on this evidence, 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 no reduction in the subject's assessment is warranted.

The record contains seven comparable sales for the Board's consideration. The Board gave less weight to the comparables submitted by the appellant. Comparable #1 is not located in the same subdivision as the subject. Comparables #2 and #3 sold in 2013 or 2014, which are dated in relation to the subject's January 1, 2016 assessment date to be considered indicative of market value. Similarly, the Board gave less weight to board of review comparable #3 due to its 2014 sale date. The Board finds the remaining three comparable sales submitted by the board of review are more similar when compared to the subject in location, land area, design, age, features and sold more proximate in time to the subject's assessment date. However, these comparables are somewhat smaller in dwelling size when compared to the subject. These comparables sold from April 2015 to November 2016 for prices ranging from \$283,000 to \$287,500 or from \$119.26 to \$129.16 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$289,116 or \$109.68 per square foot of living area including land, which falls slightly above the range established by the most similar comparable sales contained in this record on an overall basis, but below the range on a per square foot basis. Accepted real estate valuation theory provides, all other factors being equal, as the size of a property increases, its per unit value decreases. Likewise, as the size of a property decreases, its per unit value increases. After considering adjustments to the comparables for

differences to the subject, such as dwelling size, the Board finds the subject's estimated market value as reflected by its assessment is supported. Therefore, no reduction in the subject's assessment is 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(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) 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: November 19, 2019



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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COUNTY

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