



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

APPELLANT: James Wang
DOCKET NO.: 16-04669.001-R-1
PARCEL NO.: 14-22-309-046

The parties of record before the Property Tax Appeal Board are James Wang, 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: \$60,751
IMPR.: \$197,069
TOTAL: \$257,820

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 brick and frame exterior construction with 3,915 square feet of living area. The dwelling was constructed in 2004. Features of the home include a full unfinished walk-out basement, central air conditioning, two fireplaces and a 878 square foot garage. The property has a 23,522 square foot site and is located in Kildeer, Ela Township, Lake County.

The appellant contends assessment inequity as the basis of the appeal. The subject's land assessment was not contested. In support of the inequity argument, the appellant submitted information on three equity comparables located within .31 of mile from the subject property. The comparables were improved with two-story dwellings of frame exterior construction ranging in size from 3,874 to 4,178 square feet of living area. The dwellings were constructed in 2002. Each comparable has an unfinished basement, central air conditioning, a fireplace and a garage

ranging in size from 782 to 803 square feet of building area. The comparables have improvement assessments ranging from \$177,092 to \$188,665 or from \$45.15 to \$45.71 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's building assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$257,820. The subject property has an improvement assessment of \$197,069 or \$50.34 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on four equity comparables located within .328 of a mile from the subject. The comparables were improved with two-story dwellings of brick exterior construction ranging in size from 3,222 to 4,171 square feet of living area. The dwellings were built from 2002 to 2005. Each comparable has an unfinished basement, central air conditioning, two or three fireplaces and a garage ranging in size from 704 to 890 square feet of building area. One comparable has an 880 square foot in-ground swimming pool. The comparables have improvement assessments ranging from \$162,885 to \$209,132 or from \$49.89 to \$50.55 per square feet of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The appellant contends assessment inequity as the 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 no reduction in the subject's assessment is warranted.

The parties submitted seven suggested equity comparables for the Board's consideration. The Board gave less weight to board of review comparables #2 due to its smaller dwelling size when compared to the subject and comparable #3 as it has an in-ground swimming pool unlike the subject.

The Board finds the best evidence of assessment equity to be the comparables submitted by the appellant, along with board of review comparables #1 and #4. These five comparables are most similar in location, dwelling size, design, age and features when compared to the subject. These comparables had improvement assessments ranging from \$177,092 to \$197,260 or from \$45.15 to \$50.32 per square foot of living area. The subject property has an improvement assessment of \$197,069 or \$50.34 per square foot of living area, which falls within the range established by the most similar comparables contained in this record on an overall basis but slightly above the range on a price per square foot basis. After considering adjustments to the comparables for differences in features, such as the lack of a walk-out basement and some other amenities, when compared to the subject, the Board finds the subject's slightly higher price per square foot of improvement assessment is justified. As a result, the Board finds the appellant did not

demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and no reduction in the subject's assessment is justified.

The constitutional provision for uniformity of taxation and valuation does not require mathematical equality. The requirement is satisfied if the intent is evident to adjust the burden with a reasonable degree of uniformity and if such is the effect of the statute enacted by the General Assembly establishing the method of assessing real property in its general operation. A practical uniformity, rather than an absolute one, is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill.2d 395 (1960). Although the comparables presented by the parties disclosed that properties located in the same area are not assessed at identical levels, all that the constitution requires is a practical uniformity, which appears to exist on the basis of the evidence presented.

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: April 23, 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

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

APPELLANT

James Wang, by attorney:
Robert Rosenfeld
Robert H. Rosenfeld and Associates, LLC
33 North Dearborn Street
Suite 1850
Chicago, IL 60602

COUNTY

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