



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

APPELLANT: Ming Zhang
DOCKET NO.: 16-07086.001-R-1
PARCEL NO.: 15-36-204-012

The parties of record before the Property Tax Appeal Board are Ming Zhang, 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: \$80,375
IMPR.: \$133,449
TOTAL: \$213,824

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Property Tax Appeal Board pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) 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 with 3,120 square feet of living area. The dwelling was constructed in 1996. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a 672 square foot garage. The property has a 10,859 square foot site and is located in Riverwoods, Vernon Township, Lake County.

The subject property is an owner-occupied residence that was the subject matter of an appeal before the Property Tax Appeal Board the prior year under Docket Number 15-04542.001-R-1. In that appeal the Property Tax Appeal Board rendered a decision lowering the assessment of the subject property to \$199,966 based on the stipulation of the parties. The appellant filed this appeal based as a contention of law seeking application of Section 16-185 of the Property Tax Code. Based on this statutory provision, the appellant requested a reduction in the subject's assessment to \$213,243.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$213,824.

In support of the subject's assessment, the board of review submitted a copy of the Final Administrative Decision rendered by the Property Tax Appeal Board for the 2015 tax year under Docket No. 15-04542.001-R-1 resulting in a total assessment of \$199,966. The board of review explained that 2015 was the beginning of the general assessment cycle that runs through 2018. The board of review also asserted that the property is an owner-occupied dwelling. The board of review submitted evidence disclosing the subject's 2016 total assessment was reduced from \$228,373 to \$213,824 through a Certificate of Error in April 2017. The board of review contends the subject's assessment for the 2016 tax year is equivalent to the assessment as established by the Property Tax Appeal Board for the 2015 tax year plus application of the township equalization factor of 1.0693 resulting in a final assessment for the 2016 tax year of \$213,824. In further support of the subject's assessment, the board of review submitted a grid analysis and information on eight comparable properties. Based on this evidence, the Board of Review requested the Property Tax Appeal Board confirm the subject's assessment.

Under rebuttal, the appellant critiqued the evidence submitted by the board of review. The appellant argued that one of the comparables submitted by the board of review reflects an adjustment factor of 1.0533, which is different from the 2016 Vernon Township equalization factor of 1.0693. The appellant also contends that based on the average adjustment factors of the board of review comparables, the subject's assessment should be reduced to \$212,424.

Conclusion of Law

The Property Tax Appeal Board takes notice that the subject property was the matter of an appeal before the Board for the 2015 tax year under Docket Number 15-04542.001-R-1. In the appeal, the Property Tax Appeal Board rendered a decision reducing the subject's assessment to \$199,966 based on an agreement of the parties. The Property Tax Appeal Board finds that Lake County's general assessment period began in the 2015 tax year and runs through the 2018 tax year. The Lake County board of review confirmed that for the 2016 tax year, a township equalization factor of 1.0693 was applied in Vernon Township. The Board finds Section 16-185 of the Property Tax Code controls in this matter.

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 on which a residence occupied by the owner is situated, such reduced assessment, subject to equalization, shall remain in effect for the remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction establishing a fair cash value for the parcel that is different from the fair cash value on which the Board's assessment is based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review. (35 ILCS 200/16-185)

The Board finds this record disclosed the subject property is an owner-occupied residence and the 2015 through 2018 tax years are in the same general assessment period. An equalization factor of 1.0693 was applied in Vernon Township for the 2016 tax year. Furthermore, the 2015 decision of the Property Tax Appeal Board was not reversed or modified upon review and there was no evidence the property sold establishing a different fair cash value. Applying section 16-185 of the Property Tax Code (35 ILCS 200/16-185) to the Board's prior 2015 decision, results in an assessment of \$213,824. ($\$199,966 \times 1.0693 = \$213,824$). The subject's 2016 assessment is \$213,824 in accordance with section 16-185 of the Property Tax Code. Considering the statutory provisions of section 16-185 of the Property Tax Code, the Property Tax Appeal Board finds 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: April 21, 2020



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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