



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

APPELLANT: Richard Ziqi Lu
DOCKET NO.: 17-02401.001-R-1
PARCEL NO.: 15-07-214-005

The parties of record before the Property Tax Appeal Board are Richard Ziqi Lu, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Lake Forest, 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: \$ 21,655
IMPR.: \$103,235
TOTAL: \$124,890

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 2017 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 with 2,474 square feet of living area. The dwelling was constructed in 1993. Features of the home include a full unfinished basement, central air conditioning and an attached 484 square foot garage. The property has a 14,988 square foot site and is located in Vernon Hills, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on six comparable sales located within .62 of a mile of the subject property and within the same neighborhood code assigned by the assessor as the subject property. The parcels range in size from 7,524 to 15,554 square feet of land area and are improved with two-story dwellings of wood siding exterior. The homes were built between 1989 and 1993. The dwellings each contain either 2,396 or 2,474 square feet of living area. Each

comparable has a partial basement, each of which has finished area ranging in size from 601 to 796 square feet. Each dwelling has central air conditioning and a garage of either 448 or 484 square feet of building area. Four of the comparables each have one or two fireplaces. The properties sold between January and June 2016 for prices ranging from \$365,000 to \$425,000 or from \$151.58 to \$171.79 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduced total assessment that would reflect a market value of approximately \$364,914 at the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$124,890. The subject's assessment reflects a market value of \$376,742 or \$152.28 per square foot of living area, land included, when using the 2017 three year average median level of assessment for Lake County of 33.15% 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 located within .572 of a mile of the subject property and within the same neighborhood code assigned by the assessor as the subject property. Board of review comparables #1 and #2 are the same properties as appellant's comparables #6 and #5. The parcels range in size from 9,898 to 15,554 square feet of land area and are improved with two-story dwellings of wood siding exterior. The homes were built in 1989 or 1993. The dwellings range in size from 2,474 to 2,511 square feet of living area. Each comparable has a basement with finished areas ranging in size from 645 to 970 square feet. Each dwelling has central air conditioning and a garage of either 400 or 484 square feet of building area. Comparables #1 and #4 each also have a fireplace. The properties sold, with comparable #1/appellant comparable #6 selling twice, between January 2016 and March 2018 for prices ranging from \$359,900 to \$425,000 or from \$151.58 to \$171.79 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 a reduction in the subject's assessment is not warranted.

The parties submitted a total of eight comparable sales, with two common properties submitted by both parties, to support their respective positions before the Property Tax Appeal Board. The comparables have varying degrees of similarity to the subject property with each comparable being superior to the subject in finished basement area. The eight comparables sold nine times between January 2016 and March 2018 for prices ranging from \$365,000 to \$425,000 or from \$143.33 to \$171.79 per square foot of living area, including land. The subject's assessment reflects a market value of \$376,742 or \$152.28 per square foot of living area, including land, which is within the range established by the comparable sales in this record. The two most

similar comparables to the subject property, but for the finished basement areas, are the two common comparables presented by the parties that sold three times between January 2016 and March 2018 for prices ranging from \$375,000 to \$425,000 or from \$151.58 to \$171.79 per square foot of living area, including land. After considering adjustments to these most common comparables when compared to the subject dwelling, 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(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

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

APPELLANT

Richard Ziqi Lu, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
13975 W. Polo Trail Drive
#201
Lake Forest, IL 60045

COUNTY

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