



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

APPELLANT: John Leung
DOCKET NO.: 17-02410.001-R-1
PARCEL NO.: 15-28-206-065

The parties of record before the Property Tax Appeal Board are John Leung, 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: \$48,870
IMPR.: \$116,850
TOTAL: \$165,720

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 construction with 2,252 square feet of living area. The dwelling was constructed in 1989. Features of the home include a partial unfinished basement, central air conditioning, a fireplace and a 483 square foot garage. The property has a 13,356 square foot site and is located in Buffalo Grove, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales all located in the subject's neighborhood and within 0.67 of a mile from the subject. The comparables have sites ranging 8,750 to 9,627 square feet of land area and are improved with two-story dwellings of wood siding exterior construction ranging in size from 2,078 to 2,279 square feet of living area. The homes were built between 1986 and 1988. The comparables have partial basements, two with

finished area, central air conditioning, one fireplace and garages ranging in size from 400 to 440 square feet of building area. The comparables sold from December 2015 to March 2017 for prices ranging from \$330,000 to \$420,000 or from \$157.44 to \$202.12 per square foot living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$133,338.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$165,720. The subject's assessment reflects a market value of \$499,910 or \$221.98 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 eight comparable sales located in the subject's neighborhood and within 0.29 of a mile from the subject. The comparables have sites that range in size from 8,750 to 14,064 square feet of land area and are improved with two-story dwellings of wood siding exterior construction ranging in size from 2,078 to 2,343 square feet of living area. The homes were built between 1987 and 1989. The comparables have partial basements, six with finished area; central air conditioning, one or two fireplaces and garages ranging in size from 400 to 483 square feet of building area. The comparables sold from May 2016 to September 2018 for prices ranging from \$457,500 to \$510,000 or from \$200.75 to \$225.07 per square foot living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

In written rebuttal, counsel for the appellant specifically pointed out the fact that the board of review's comparables #1-#3 and #5-#8 have finished basements; comparables #2 and #5 have one addition bathroom and comparable #3 has two fireplaces.¹

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 11 comparables for the Board's consideration. Less weight is given to the appellant's comparable #1 and board of review comparables #3, #6 and #7 for their sale dates in 2015 and 2018, which occurred less proximate in time to the subject's January 1, 2017 assessment date. The Board also gives little weight to the appellant's comparable #2 and board of review comparables #1, #2 and #5 which have superior finished basements when compared to the subject's unfinished basement.

¹ The Board notes that two of the appellant's comparables have finished basements and all have equal bathroom and fireplace counts as the subject property.

The Board finds the best evidence of market value to be appellant's comparable sale #3 and the board of review comparable sales #4 and #8 which are most similar to the subject in terms of location, site size, age, dwelling size, unfinished basements and features. These most similar comparables sold for prices ranging from \$420,000 to \$510,000 or from \$202.12 to \$225.81 per square foot of living area, including land. The subject's assessment reflects a market value of \$499,910 or \$221.98 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. After considering adjustments to the comparables for differences to the subject property, 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



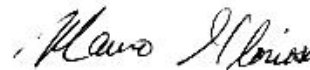
Member

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

John Leung, 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