



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

APPELLANT: Juil Yoo  
DOCKET NO.: 17-02553.001-R-1  
PARCEL NO.: 15-16-312-021

The parties of record before the Property Tax Appeal Board are Juil Yoo, 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:** \$51,214  
**IMPR.:** \$128,004  
**TOTAL:** \$179,218

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 2,963 square feet of living area. The dwelling was constructed in 1991. Features of the home include a partial basement with finished area, central air conditioning, a fireplace and a 693 square foot attached garage. The property has a 17,790 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 eight comparable sales located within .60 of a mile from the subject and which share the same neighborhood code assigned by the assessor as the subject property. The comparables consist of two-story dwellings of wood siding exterior construction that range in size from 2,873 to 3,006 square feet of living area. The dwellings were constructed from 1988 to 1991. Each comparable has a basement, four of which have finished areas. Each

home has central air conditioning and a garage ranging in size from 441 to 693 square feet of building area. Six of the comparables each have a fireplace. The comparables have sites ranging in size from 10,119 to 15,762 square feet of land area. The comparables sold from January 2016 to May 2017 for prices ranging from \$450,000 to \$540,000 or from \$155.98 to \$179.64 per square foot of living area, including land.

Based on this evidence, the appellant requested an assessment reduction to \$167,886 which would reflect a market value of \$503,708 or \$170.00 per square foot of living area, including land, 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 \$179,218. The subject's assessment reflects a market value of \$540,627 or \$182.46 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 within .308 of a mile from the subject and four of which share the same neighborhood code assigned by the assessor as the subject property. Board of review comparable #2 is the same property as appellant's comparable #7. The comparables consist of two-story dwellings of wood siding exterior construction that range in size from 2,834 to 2,996 square feet of living area. The dwellings were constructed from 1990 to 1996. Each comparable has a basement, seven of which have finished areas. Each home has central air conditioning and a garage ranging in size from 462 to 747 square feet of building area. Seven of the comparables each have a fireplace. The comparables have sites ranging in size from 10,000 to 17,387 square feet of land area. The comparables sold from January 2016 to July 2018 for prices ranging from \$517,000 to \$624,500 or from \$174.49 to \$209.95 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 fifteen suggested comparable sales, with one common property submitted by both parties, to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #2, #3, #5 and #6 which each feature unfinished basements as compared to the subject's superior amenity of a finished basement. The Board gave less weight to the board of review comparables #3 and #5 due to sales occurring in 2018 which is dated beyond the valuation date at issue and thus, less likely to be indicative of the subject's estimated market value as of the January 1, 2017 assessment date.

The Board has given reduced weight to board of review comparable #6 as the sale price appears to be an outlier in comparison to the other sales in the record.

The Board finds the best evidence of market value to be appellant's comparables #1, #4, #7 and #8 along with board of review comparables #1, #2, #4, #7 and #8, where there is one common property presented by the parties. The Board finds these eight comparables have varying degrees of similarity to the subject. The comparables sold from January 2016 to December 2017 for prices ranging from \$450,000 to \$595,000 or from \$155.98 to \$209.95 per square foot of living area, including land. The subject's assessment reflects a market value of \$540,627 or \$182.46 per square foot of living area, including land, which falls within the range established by the most similar comparable sales in the record. After considering adjustments to the comparables for differences, when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. Based on this evidence, 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: June 16, 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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