



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

APPELLANT: Maria Chon
DOCKET NO.: 17-02678.001-R-1
PARCEL NO.: 14-06-204-007

The parties of record before the Property Tax Appeal Board are Maria Chon, 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: \$33,890
IMPR.: \$150,497
TOTAL: \$184,387

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 3,331 square feet of living area. The dwelling was constructed in 1992. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 630 square foot garage. The property has a 42,354 square foot site and is located in Hawthorn Woods, Ela Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparables all located in the subject's neighborhood and within 1.5 miles from the subject. The comparables have sites ranging in size from 44,604 to 152,415 square feet of land area and are improved with two-story dwellings ranging in size from 3,440 to 3,680 square feet of living area. The homes were built between 1991 and 1995. The comparables have unfinished basements, central air conditioning and attached garages

ranging in size from 768 to 936 square feet of building area. Two comparables each have three fireplaces. One comparable has an inground swimming pool. The comparables sold from July 2016 to May 2017 for prices ranging from \$459,250 to \$485,000 or from \$125.00 to \$140.99 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$147,685.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$184,387. The subject's assessment reflects a market value of \$556,220 or \$166.98 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 four comparable sales all located in the subject's neighborhood and within 1.2 miles from the subject. The comparables have sites ranging in size from 40,182 to 102,001 square feet of land area and are improved with two-story dwellings ranging in size from 2,726 to 3,362 square feet of living area. All comparables have basements, two with finished area¹, central air conditioning, one or two fireplaces and garages ranging in size from 660 to 915 square feet of building area. The homes were built between 1988 and 1997. The comparables sold from July 2015 to August 2017 for prices ranging from \$550,000 to \$585,000 or from \$165.08 to \$214.60 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 seven comparables for the Board's consideration. The comparables have varying degrees of similarity when compared to the subject in terms of location, design, dwelling size, age and other features. The Board gives minimal weight to the board of review comparables #2 and #3 based on the presence of finished basement area and/or a 2015 sale date considered less proximate in time for a January 1, 2017 assessment date. The Board gives minimal weight to the appellant's comparables #2 and #3 due to presence of inground pool and/or larger site size when compared to the subject. The Board finds the best evidence of market value to be appellant's comparable #1 and the board of review comparables #1 and #4 which are most like the subject in terms of age, design and site size. These comparables sold from February 2016 to August 2017 for prices ranging from \$459,250 to \$565,000 or from \$133.04 to \$193.36 per square foot of living area, including land. The subject's assessment reflects a market value of \$556,220 or \$166.98 per square foot of living area, including land,

¹ Basement finish area was obtained from property record card data submitted by the board of review.

which is within the range established by the best comparable sales in this record. 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



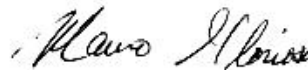
Member

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: 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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