



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

APPELLANT: Ping Huang  
DOCKET NO.: 17-03541.001-R-1  
PARCEL NO.: 11-07-402-025

The parties of record before the Property Tax Appeal Board are Ping Huang, 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:** \$53,608  
**IMPR.:** \$113,875  
**TOTAL:** \$167,483

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 2,571 square feet of living area. The dwelling was constructed in 1988. Features of the home include a partial unfinished basement, central air conditioning, a fireplace and a 483 square foot attached garage. The property has a 10,399 square foot site and is located in Libertyville, Libertyville 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 located within 0.3 of a mile from the subject property. The comparable parcels range in size from 10,068 to 11,835 square feet of land area and are improved with two-story dwellings of wood siding exterior construction that range from 2,478 to 2,589 square foot of living area. The homes were built from 1987 to 1990. Each comparable has an unfinished partial basement, central air conditioning, one fireplace and an

attached garage with 400 or 483 square feet of building area. The comparables sold in January 2016 and March 2016 for prices of \$410,000 and \$418,000 or from \$158.36 to \$168.68 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$140,273.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$167,483. The subject's assessment reflects a market value of \$505,228 or \$196.51 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 five comparable sales located within 0.28 of a mile from the subject property. The comparable parcels range in size from 10,111 to 17,304 square feet of land area and are improved with two-story dwellings of wood siding exterior construction that range in size from 2,353 to 2,589 square feet of living area. The homes were built in 1987 or 1988. Each comparable has an unfinished basement, central air conditioning, one fireplace and an attached garage with 400 or 483 square foot of building area. The comparables sold from May 2016 to June 2017 for prices ranging from \$480,000 to \$542,500 or from \$186.70 to \$222.43 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 eight comparables for the Board's consideration. The comparables have a high degree of similarity when compared to the subject in terms of location, age, dwelling size and features. The Board gives least weight to the appellant's comparable #3 which is slightly newer in age along with the board of review comparables #1 and #3 which have larger site sizes than the subject and the other comparables. The Board finds the best evidence of market value to be appellant's comparables #1 and #2 and board of review comparables #2, #4 and #5 which are more similar in age, dwelling size, site size and features when compared to the subject. These most similar comparables sold from January 2016 to June 2017 for prices ranging from \$410,000 to \$540,000 or from \$158.36 to \$208.57 per square foot of living area, including land. The subject's assessment reflects a market value of \$505,228 or \$196.51 per square foot of living area, including land, 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: May 26, 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

Ping Huang, 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