



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

APPELLANT: Yihong Qui  
DOCKET NO.: 17-03699.001-R-1  
PARCEL NO.: 11-33-117-005

The parties of record before the Property Tax Appeal Board are Yihong Qui, 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:** \$54,588  
**IMPR.:** \$153,481  
**TOTAL:** \$208,069

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 3,607 square feet of living area. The dwelling was constructed in 2001. Features of the home include an unfinished full basement, central air conditioning, a fireplace and a 643 square foot attached garage. The subject has a bathroom count totaling four full-baths and one half-bath. The property has a 10,766 square foot site and is located in Vernon Hills, 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 1.13 miles of the subject property. The comparables have parcels that range in size from 10,012 to 16,482 square feet of land area and are improved with two-story dwellings of brick or wood siding exterior construction that range in size from 3,610 to 3,743 square feet of living area. The homes were

built in either 1998 or 2003. Each comparable has an unfinished basement, central air conditioning and one fireplace. Two comparables have one attached garage and one comparable has two attached garages. The attached garages range in size from 250 to 649 square feet of building area. Bathroom counts for the comparables range from two full-baths and one half-bath to three full-baths and one half-bath. The comparables sold in June 2016 or February 2017 for prices ranging from \$510,000 to \$531,000 or from \$136.25 to \$147.09 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$170,667.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$208,069. The subject's assessment reflects a market value of \$627,659 or \$174.01 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 argued the Property Tax Appeal Board's issued decision pertaining to the subject property for the prior 2016 tax year under Docket Number 16-04663.001-R-1. In that appeal, the Property Tax Appeal Board issued a decision based on an agreement between the parties lowering the subject's assessment to \$197,278. The board of review argued the subject's 2017 assessment reflects the Property Tax Appeal Board's 2016 decision plus application of the 2017 equalization factors of 1.0547 as provided by section 16-185 of the Property Tax Code. (35 ILCS 200/16-185).

The board of review also submitted information on three comparable sales located within approximately 0.81 of a mile from the subject property. The comparables have parcels that range in size from 9,821 to 12,070 square feet of land area and are improved with two-story dwellings of brick exterior construction that range in size from 3,486 to 3,798 square feet of living area. The homes were built from 1999 to 2004. Each comparable has an unfinished basement, central air conditioning, one fireplace and an attached garage that range in size from 618 to 684 square feet of building area. Bathroom counts for the comparables range from two full-baths and one-half bath to four full-baths. The comparables sold from February 2016 to October 2016 for prices ranging from \$616,000 to \$685,000 or from \$176.71 to \$180.82 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 Property Tax Appeal Board finds the subject property was the matter of an appeal before this Board for a prior tax year under Docket Numbers 16-04663.001-R-1. In that appeal, the Property Tax Appeal Board rendered a decision lowering the subject's assessment to \$197,278 based on an agreement by the parties. The Property Tax Appeal Board takes notice that Lake County's quadrennial general assessment period began in the 2015 tax year and continues through the 2018 tax year. The Board further finds section 16-185 of the Property Tax Code is controlling in this appeal. (35 ILCS 200/16-185).

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 on which a residence occupied by the owner is situated, such reduced assessment, subject to equalization, shall remain in effect for the remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction establishing a fair cash value for the parcel that is different from the fair cash value on which the Board's assessment is based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review. (35 ILCS 200/16-185)

The Board finds this record disclosed the 2015 through 2018 tax years are within the same general assessment period. The Board finds the record shows a 1.0547 equalization factor was issued in Libertyville Township for the 2017 tax year. The record contains no evidence showing the Board's 2016 decision was reversed or modified upon review and there was no evidence the subject property sold in an arm's-length transaction establishing a different fair cash value. Applying section 16-185 of the Property Tax Code (35 ILCS 200/16-185) to the Board's prior 2016 decision results in an assessment of \$208,069. ( $\$197,278 \times 1.0547 = \$208,069$ ). Based on this record, the Property Tax Appeal Board finds no change in the subject's assessment is warranted.

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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