



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

APPELLANT: Mingye Wang
DOCKET NO.: 17-03848.001-R-1
PARCEL NO.: 15-21-305-001

The parties of record before the Property Tax Appeal Board are Mingye Wang, the appellant, by attorney Jessica Hill-Magiera, Attorney at Law in Lake Zurich; and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds A Reduction 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: \$43,944
IMPR.: \$208,600
TOTAL: \$252,544

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 3,406 square feet of living area. The dwelling was constructed in 2015. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 742 square foot garage. The property has a 12,968 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 0.15 of a mile from the subject property. The comparables have sites that range in size from 10,742 to 13,599 square feet of land area and are improved with two-story dwellings of wood siding exterior construction that have either 3,231 or 3,576 square feet of living area. The homes were built in 2015 or 2016. Each comparable has a basement, one with finished area; central air conditioning, one fireplace

and a garage with 652 or 742 square feet of building area. The comparables sold from March to November 2016 for prices ranging from \$717,284 to \$802,484 or from \$210.16 to \$224.87 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$252,544.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$262,623. The subject's assessment reflects a market value of \$792,226 or \$232.60 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 approximately 0.13 of a mile from the subject property. Five of the comparables used by the board of review were also utilized by the appellant. The comparables have sites that range in size from 10,742 to 12,537 square feet of land area and are improved with two-story dwellings of wood siding exterior construction that have either 3,231 or 3,576 square feet of living area. The homes were built in 2015 or 2016. Each comparable has a basement, three with finished area; central air conditioning; one or two fireplaces and a garage with 652 or 742 square feet of building area. The comparables sold from February 2016 to April 2018 for prices ranging from \$717,284 to \$854,521 or from \$210.16 to \$238.96 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

In rebuttal, the appellant's counsel asserted the board of review comparable #1 to have a 2015 sale date, as reflected on its property record card, which is too remote in time to establish market value as of January 1, 2017. This comparable, in fact, has an April 2018 sale date and counsel indicated it to be too remote in time to establish market value as of the subject's January 1, 2017 assessment date. Counsel also noted that five of the board of review comparables were utilized by the appellant and indicated that board of review comparables #4 and #7 were considered acceptable to the appellant.

The appellant's counsel provided a grid with its determination of best comparables and argued use of a median sale price per square foot as being a "fundamental concept" used in determining market value. The appellant's counsel took issue with the Property Tax Appeal Board's use of ranges for sale price and price per square foot of comparables when ruling on assessment appeals.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted eleven comparables for the Board's consideration where appellant's comparables #1, #3, #4, #5 and #7 are the same as board of review comparables #8, #3, #2, #5 and #6 respectively. The Board gives less weight to appellant comparable #4/board of review #2 along with board of review #4 and #7 which have finished basements that the subject property lacks.

The Board finds the best evidence of market value to be appellant's comparables #1 through #3 and #5 through #8 and board of review comparable #1 which are more similar in dwelling size, unfinished basement, garage size and most features but differ from the subject in each having a smaller site size compared to the subject. These most similar comparables sold from March 2016 to April 2018 for prices ranging from \$717,284 to \$786,059 or from \$210.16 to \$224.87 per square foot of living area, including land. The subject's assessment reflects a market value of \$792,226 or \$232.60 per square foot of living area, including land, which is above the range established by the best comparable sales in this record. After considering necessary adjustments to the comparables for differences with the subject, the Board finds a reduction commensurate with the appellant's request is 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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