



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

APPELLANT: George Chong
DOCKET NO.: 18-00093.001-R-1
PARCEL NO.: 07-29-401-032

The parties of record before the Property Tax Appeal Board are George Chong, the appellant, by attorney Gregory Riggs of Tax Appeals Lake County 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: \$4,862
IMPR.: \$65,091
TOTAL: \$69,953

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 2018 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 is improved with a two-story, wood-sided single-family townhome that was built in 1998. The dwelling contains 1,908 square feet of living area and features an unfinished basement, central air conditioning, and a 462-square foot garage. The dwelling is located in Libertyville, Warren Township, Lake County.

The appellant's appeal is based on overvaluation. In support of this argument, the appellant submitted information on three comparable sales that are located in close proximity to the subject, in the same townhome development as the subject. The comparables consist of two-story single-family wood-sided townhomes that were built in 1998. The dwellings contain 1,886 or 1,904 square feet of living area. The comparables each have an unfinished basement, central air conditioning, a fireplace and a 462-square foot garage. The comparables sold from February 2016 to November 2017 for prices ranging from \$189,000 to \$213,000 or from \$99.26 to

\$112.94 per square foot of living area, including land. Based on this evidence, the appellant requested an assessment of \$63,993, reflecting a market value of approximately \$191,998 or \$100.63 per square foot of living area, land included.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$73,941. The subject's assessment reflects a market value of approximately \$223,522 or \$117.15 per square foot of living area, land included, when using the 2018 three-year average median level of assessment for Lake County of 33.08% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment, the board of review submitted a grid analysis containing information on seven comparable sales, three of which were also submitted by the appellant.¹ The four "new" board of review comparables are located from .213 to .304 of a mile from the subject in a nearby development shown on their respective property record cards as "Hunt Club East/SFD/condo." These comparables consist of two-story single-family wood-sided dwellings that range in size from 1,709 to 2,081 square feet of living area. Each of the comparables has a basement, two with finished area. The comparables also feature central air conditioning, a fireplace, and a garage containing 483 or 506 square feet of building area. The comparables sold from January 2016 to December 2017 for prices ranging from \$218,000 to \$255,000 or from \$112.21 to \$127.56 per square foot of living area, including land. In addition to the grid analysis, the board of review submitted property record cards for the subject and each of its seven comparables. Based on the foregoing 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted a total of seven comparable sales to support their respective positions before the Property Tax Appeal Board, as appellant's comparables #1, #2 and #3 are the same properties as board of review comparables #1, #2 and #3. The Board gave less weight to board of review comparables #4 through #7 which are located in a different development than the subject property and also differ from the subject in basement size and/or finish.

The Board finds that the parties' three common comparables were nearly identical to the subject in terms of location, design, age, size and most features. These comparables sold from February 2016 to November 2017 for prices ranging from \$189,000 to \$213,000 or from \$99.26 to \$112.94 per square foot of living area, land included. The subject's assessment reflects an estimated market value of \$223,522 or \$117.15 per square foot of living area, land included,

¹ As details regarding the feature of the parties' three common comparables are set forth above, they will not be repeated in the board of review's evidence.

which falls above the range established by the most similar comparables sales submitted for the Board's consideration. These comparables are nearly identical to the subject in dwelling size and garage size but each has a fireplace, superior to the subject. After considering adjustments to the comparables for any differences when compared to the subject, the Board finds the subject's assessed value is not supported and a reduction 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: October 20, 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

George Chong , by attorney:
Gregory Riggs
Tax Appeals Lake County
830 West IL Route 22
Suite 286
Lake Zurich, IL 60047

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085