



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

APPELLANT: Hong Wang
DOCKET NO.: 18-00266.001-R-1
PARCEL NO.: 07-26-417-029

The parties of record before the Property Tax Appeal Board are Hong Wang, the appellant; 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: \$14,111
IMPR.: \$75,808
TOTAL: \$89,919

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 consists of a two-story dwelling of wood siding exterior construction with 2,564 square feet of living area. The dwelling was constructed in 2004. Features of the home include a basement with finished area, central air conditioning, a fireplace and a 440 square foot two-car garage. The property has a 7,750 square foot site and is located in Waukegan, Warren Township, Lake County.¹

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$225,000

¹ The appellant's appraiser reported a dwelling size of 2,585 square feet of living area and a site size of 7,891 square feet of land area. The assessing officials reported a dwelling size of 2,564 square feet of living area and a site size of 7,750 square feet of land area. The Board finds the slight size differences are not relevant to determining the correct assessment of the subject property based on the evidence in the record.

as of January 1, 2018. The appraisal was prepared by Raymond A. Anderson, a certified residential real estate appraiser.

The purpose of the appraisal was to determine the market value of the subject property for a tax appeal. The appraised value was identified as retrospective and the subject was identified as tenant occupied. The appraiser described the subject as in "fair to average condition with deferred maintenance address in addenda." No addenda were included in the appraisal report submitted to the Property Tax Appeal Board and no items of deferred maintenance were documented in the subject photographs. In the grid, the appraiser assigned a condition rating of below average for the subject. In estimating the market value of the subject property, the appraiser developed the comparable sales approach to value and noted that the income approach was considered but not developed due to a lack of reliable market rental data.

In support of the subject's opinion of market value, the appraiser utilized five comparable sales located within 0.41 of a mile from the subject property. Condition ratings of the comparables, as shown in the comparable grid, are average, below average and good. The comparables have sites that range in size from 6,534 to 9,148 square feet of land area and are improved with two-story dwellings of average quality construction that range in size from 1,704 to 2,435 square feet of living area. The homes range in age from 17 to 24 years. Each comparable has a basement with finished area, central air conditioning and a two-car garage. Three comparables each have one fireplace. The comparables sold from June 2016 to August 2017 for prices ranging from \$210,000 to \$240,000 or from \$94.41 to \$131.46 per square foot of living area, land included. The appraiser adjusted the comparables for terms of sale, location, site size, dwelling size, room counts and features. These adjustments resulted in adjusted prices ranging from \$224,750 to \$249,842. After his analysis of all pertinent facts related to the subject and comparable sales, the appraiser arrived at an opinion of market value for the subject of \$225,000.

Based on this evidence, the appellant requested the subject's assessment be reduced to \$74,993 which equates to a market value of \$225,001 or \$87.75 per square foot of living area, land included when applying the statutory assessment level of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$89,919. The subject's assessment reflects a market value of \$271,823 or \$106.02 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 information on six comparable sales located within approximately 1.54 miles from the subject property and each located in Gurnee compared to the subject's location in Waukegan. The comparables have sites that range in size from 9,604 to 15,910 square feet of land area and are improved with two-story dwellings of wood siding exterior construction that range in size from 2,376 to 2,776 square feet of living area. The homes were built from 2001 to 2003. Each comparable has a basement, three with finished area, central air conditioning, one or two fireplaces and a garage ranging in size from 420 to 816 square feet of building area. The comparables sold from July 2016 to June 2018 for prices ranging from \$295,000 to \$410,000 or from \$118.52 to \$151.01 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 an appraisal and six comparable sales for the Board's consideration. The Board finds that neither of the parties' comparables are particularly similar to the subject. Nonetheless, the Board shall decide based on the weight and equity of the evidence, regardless of the quality of the evidence.

The Board finds that the appraiser made inconsistent adjustments with respect to site size and condition for the appraisal comparables. Specifically, no adjustments were made for sites larger than the subject, while each of the smaller sites were adjusted. With respect to condition, the appraisal report did not include any commentary or photographic evidence to support a condition rating of below average assigned to the subject by the appraiser. Additionally, adjustments were made for average or good condition comparables identical in the grid analysis. For these reasons, the Board finds that the opinion of market value contained in the appraisal lacks credibility. However, the Board will consider the raw sale data used by the appraiser.

The Board gave less weight to the appraisal comparables #2, #4 and #5 which sold in 2016 and are dated and less likely to be indicative of the subject's fair market value as of the January 1, 2018 assessment date. The Board gave less weight to appraisal comparable #3 which has a significantly smaller dwelling size when compared to the subject. The Board gave reduced weight to board of review comparables #2 through #6 as they differ from the subject in terms of unfinished basement and/or are located greater than one mile from the subject property.

The Board finds the best evidence of market value to be appraisal comparable #1 along with board of review comparable #1 which are more similar to the subject in terms of location, design, age, dwelling size and features. These two comparables sold in March 2017 for prices of \$235,000 and \$353,000 or for \$110.23 and \$145.51 per square foot of living area, including land. The subject's assessment reflects a market value of \$271,823 or \$106.02 per square foot of living area, including land, which is between the sale prices and below the price per square foot of the two best comparable sales in the record. After considering adjustments to the comparables for differences with the subject, 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: November 17, 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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COUNTY

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