



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

APPELLANT: Hong Wang
DOCKET NO.: 18-00269.001-R-1
PARCEL NO.: 06-32-404-006

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: \$13,607
IMPR.: \$46,387
TOTAL: \$59,994

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 vinyl siding exterior construction with 1,785 square feet of living area.¹ The dwelling was constructed in 2002. Features of the home include a basement with finished area,² central air conditioning, a fireplace and a 504 square foot two-car garage. The property has an 8,400 square foot site³ and is located in Round Lake, Avon Township, Lake County.

¹ The appellant's appraiser reported a dwelling size of 1,775 square feet of living area while the board of review reported 1,785 square feet of living area and both parties submitted property sketches. The board of review's sketch was more detailed than the appraiser's sketch. The Board finds the slight size difference is not relevant to determining the correct assessment of the subject property based on the evidence in the record.

² The appraisal report indicated the subject property included a finished basement and included interior photographs to document the finished area, although the assessing officials depict an unfinished basement.

³ Lot dimensions of the subject site are 60' x 140' resulting in a site size of 8,400 square feet which was reported by the board of review and considered more accurate by the Board than the site size of 8,276 square feet reported in the appraisal.

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 \$172,000 as of July 15, 2018. The appraisal was prepared by Raymond A. Anderson, a certified residential real estate appraiser.

The purpose of the appraisal was to determine market value of the subject property for a tax appeal. The appraised value was identified as retrospective; however, the effective date and report date were identified as July 15, 2018. The subject property was identified as vacant. The appraiser described the condition of the subject as average with deferred maintenance needs including damage to flooring, drywall, kitchen cabinetry and exterior siding. Subject photographs document buckled vinyl exterior, stained carpet, bathroom cabinet deferred maintenance and personal property items located in a room of the subject dwelling. In the grid, the subject's condition is identified as below average versus the average condition stated under "Description of Improvements." 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 0.38 of a mile from the subject. The appraiser noted in his supplemental addendum that the search for comparables focused on locations proximate to the subject that were also in fair to average condition. Condition ratings of the comparables, as shown in the comparable grid, are average, good or superior. The comparables have sites that range in size from 7,405 to 9,583 square feet of land area and are improved with traditional style dwellings which have average or superior quality of construction and range in size from 1,373 to 2,588 square feet of living area. The homes range in age from 13 to 16 years. Each of the comparables has a basement with finished area, central air conditioning and a two-car garage. Two of the comparables each have one fireplace. The comparables sold from November 2016 to November 2017 for prices ranging from \$159,000 to \$217,000 or from \$67.62 to \$158.05 per square foot of living area, land included. The appraiser adjusted the comparables for differences with the subject including for short sale status, location, site size, quality of construction, property condition, bath count, dwelling size, basement finishes and fireplaces which he indicated were supported by extracting market data in combination with matched paired sales analysis. These adjustments along with an across the board adjustment for the subject's deferred maintenance resulted in adjusted prices ranging from \$170,691 to \$181,030. 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 \$172,000.

Based on this evidence, the appellant requested the subject's assessment be reduced to \$57,328 which equates to a market value of \$172,001 or \$96.36 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 \$59,994. The subject's assessment reflects a market value of \$181,360 or \$101.60 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 eight comparable sales located within approximately 0.31 of a mile from the subject property. The comparables have sites that range in size from 6,382 to 9,336 square feet of land area and are improved with two-story dwellings of vinyl siding exterior that range in size from 1,795 to 1,940 square feet of living area. The homes were built from 2003 to 2006 and have an average condition rating like the subject. Each comparable has a basement, one with finished area and a garage with 504 square feet of building area. Seven of the comparables each have central air conditioning and three of the comparables each have one fireplace. The comparables sold from March 2016 to July 2018 for prices ranging from \$205,000 to \$230,500 or from \$107.73 to \$128.08 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 appellant submitted an appraisal and the board of review submitted eight comparable sales for the Board's consideration. The Board gave less weight to the opinion of value contained in the appraisal report as the condition ratings for comparables #2, #3 and #4 were significantly different from the subject and appraisal comparables #1, #2, #3 and #5 had significantly different dwelling size when compared to the subject. The Board also gave less weight to the board of review comparables #5 and #6 which have a significantly larger dwelling size compared to the subject.

The Board finds the best evidence of market value to be the board of review comparable sales #1, #2, #3, #4, #7 and #8 which are more similar to the subject in age, location, design, dwelling size, site size and features. Of these six comparables, only comparable #2 has a finished basement similar to the subject. These comparables sold from March 2016 to July 2018 for prices ranging from \$205,000 to \$230,000 or from \$114.14 to \$128.08 per square foot of living area, including land. The subject's assessment reflects a market value of \$181,360 or \$101.60 per square foot of living area, including land, which falls below the range established by the 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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