



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

APPELLANT: Chi Hang Yuen
DOCKET NO.: 18-00487.001-R-1
PARCEL NO.: 07-09-404-024

The parties of record before the Property Tax Appeal Board are Chi Hang Yuen, 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 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: \$11,815
IMPR.: \$76,914
TOTAL: \$88,729

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 2,254 square feet of living area. The dwelling was constructed in 1988. Features of the home include an unfinished partial basement, central air conditioning, a fireplace and a 462 square foot attached garage. The property has a 9,230 square foot site and is located in Gurnee, Warren 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 0.40 of a mile from the subject property. The comparables have sites that range in size from 9,223 to 11,959 square feet of land area and are improved with two-story dwellings of wood siding exterior construction that have 2,258 or 2,366 square feet of living area. The homes were built in 1988 or 1989. Each comparable has a basement, one with finished area, central air conditioning and a garage with

420 or 462 square feet of building area. Two of the comparables also have one fireplace. The comparables sold from October 2015 to November 2017 for prices ranging from \$212,000 to \$260,000 or from \$89.60 to \$115.15 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$75,571.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$90,697. The subject's assessment reflects a market value of \$274,174 or \$121.64 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 four comparable sales located within 0.26 of a mile from the subject property. The comparables have sites that range in size from 9,118 to 16,985 square feet of land area and are improved with two-story dwellings of wood siding exterior construction that have 2,254 or 2,366 square feet of living area. The homes were built in 1988 or 1989. Each comparable has a basement with finished area, central air conditioning and a garage with 420 or 462 square feet of building area. Three of the comparables also have one fireplace. The comparables sold from August 2017 to September 2018 for prices ranging from \$286,500 to \$319,000 or from \$122.99 to \$141.53 per square feet 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 evidence in the record supports a reduction to the subject's assessment.

The parties submitted seven comparables for the Board's consideration. The Board gave less weight to the appellant's comparables #1 and #2 which have 2015 or 2016 sale dates considered too dated to be indicative of the subject's market value as of the January 1, 2018 assessment date. The Board also gave little weight to board of review comparable #4 which has a larger site size when compared to the subject. The Board finds the best evidence of market value to be appellant's comparable #3 along with board of review comparables #1, #2 and #3 which are more similar in location, age, site size, dwelling size and most features when compared to the subject, however, of these comparables three have finished basements considered superior to the subject's unfinished basement. These comparables sold from September 2017 to September 2018 for prices ranging from \$260,000 to \$291,000 or from \$115.15 to \$127.77 per square foot of living area, including land. The appellant's comparable #3 is considered most similar to the subject with its unfinished basement and sold for \$260,000 or \$115.15 per square foot of living area, land included. The subject's assessment reflects a market value of \$274,174 or \$121.64 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. However, after considering adjustments to the comparables for

finished basement area that the subject lacks, the Board finds a reduction in the subject's assessment 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: July 21, 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

Chi Hang Yuen, by attorney:
Robert Rosenfeld
Robert H. Rosenfeld and Associates, LLC
33 North Dearborn Street
Suite 1850
Chicago, IL 60602

COUNTY

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