



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

APPELLANT: Pei Miao
DOCKET NO.: 18-01281.001-R-1
PARCEL NO.: 11-08-201-145

The parties of record before the Property Tax Appeal Board are Pei Miao, 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 **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: \$58,254
IMPR.: \$170,768
TOTAL: \$229,022

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 brick exterior construction with 3,458 square feet of living area. The dwelling was constructed in 2006. Features of the home include an unfinished basement, central air conditioning, a fireplace and an 869 square foot attached garage. The property has a 9,413 square foot site and is located in Libertyville, Libertyville Township, Lake County.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on three comparable sales located from .04 of a mile to 2.28 miles from the subject. The comparables are situated on sites ranging in size from 9,962 to 11,234 square feet of land area and are improved with two-story dwellings of brick or wood siding exterior construction that were built from 2006 to 2011. The dwellings range in size from 2,586 to 4,178 square feet of

living area. The comparables each have unfinished basements, central air conditioning, a fireplace and a garage ranging in size from 424 to 557 square feet of building area. The comparables sold from July 2017 to October 2018 for prices ranging from \$395,000 to \$523,500 or from \$94.54 to \$188.38 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$229,022. The subject's assessment reflects an estimated market value of \$692,328 or \$200.21 per square foot of living area, including land, when applying the 2018 three-year average median level of assessment for Lake County of 33.08%.

In support of the subject's assessment, the board of review submitted property record cards and a grid analysis on four comparable sales located from .036 to .794 of a mile from the subject. Board of review comparables #1 and #2 are the same properties as the appellant's comparable sales #1 and #3. The comparables have sites ranging in size from 9,217 to 18,205 square feet of land area and are improved with two-story dwellings of wood siding exterior construction built from 1994 to 2011. The dwellings range in size from 2,479 to 3,255 square feet of living area. The comparables have unfinished basements, central air conditioning, a fireplace and a garage ranging in size from 410 to 791 square feet of building area. The comparables sold from May 2017 to October 2018 for prices ranging from \$485,000 to \$635,000 or \$187.55 to \$225.90 per square foot of living area, including land. Based on this 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the parties submitted five comparable sales for consideration, with two comparables common to both parties. The Board gave less weight to the appellant's comparable #2 due to its distant location which is over 2 miles from the subject property. The Board gave less weight to board of review comparable #4 which is an older dwelling with a significantly larger lot size that is located in a different neighborhood when compared to the subject.

The Board finds the best evidence of the subject's market value to be the parties' two common comparables and board of review comparable #3 which are most similar to the subject in location. These comparables are also similar to the subject in lot size, design, age and most features. However, each comparable has a significantly smaller dwelling and garage size when compared to the subject that suggest upward adjustments to make them more equivalent to the subject. These comparables sold from May 2017 to October 2018 for prices ranging from \$485,000 to \$560,000 or from \$187.55 to \$225.90 per square foot of living area, including land. The subject's assessment reflects a market value of \$692,328 or \$200.21 per square foot of living area, including land, which falls within the range on a square foot basis established by the best

comparable sales in this record but above on overall value due to the subject's larger dwelling and garage size. Therefore, after considering adjustments to the comparables for differences when compared to the subject like dwelling and garage size, the Board finds the subject's estimated market value is supported. Based on this evidence, the Board finds no 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: 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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