



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

APPELLANT: Ying Hu
DOCKET NO.: 18-01813.001-R-1
PARCEL NO.: 15-29-102-081

The parties of record before the Property Tax Appeal Board are Ying Hu, 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 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: \$31,445
IMPR.: \$91,454
TOTAL: \$122,899

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 1,855 square feet of living area. The dwelling was constructed in 1975. Features of the home include a basement with finished area, central air conditioning and a 462 square foot garage. The property has a 6,504 square foot site and is located in Buffalo Grove, Vernon 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 0.53 of a mile from the subject property. The comparables have sites that range in size from 8,625 to 9,879 square feet of land area and are improved with two-story dwellings of wood siding exterior construction that range in size from 2,048 to 2,103 square feet of living area. The homes were built from 1977 to 1980. Each comparable has a basement with finished area, central air conditioning and a garage

with 440 or 462 square feet of building area. One comparable has a fireplace. The comparables sold from April 2017 to February 2018 for prices ranging from \$327,570 to \$380,000 or from \$155.76 to \$185.55 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 \$122,899. The subject's assessment reflects a market value of \$371,520 or \$200.28 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 approximately 0.23 of a mile from the subject property. The comparables have sites that range in size from 8,201 to 10,296 square feet of land area and are improved with two-story dwellings of wood siding exterior construction that each have 1,855 square feet of living area. The homes were built in 1978. Each comparable has a basement with finished area, central air conditioning and a 462 square foot garage. The comparables sold from March 2017 to July 2018 for prices ranging from \$380,100 to \$391,000 or from \$204.91 to \$210.78 per square foot of living area, land included.

The board of review submitted an aerial map of the subject site and pointed out that while the subject's site is smaller than comparable sales in the record, it backs up to a village park and has a view of the park's pond amenity. 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 seven comparables for the Board's consideration. The Board gave less weight to appellant's comparable #1 which appears to be an outlier with respect to its sale price per square foot compared to other sales in the record. The Board finds the best evidence of market value to be appellant's comparable sales #2 and #3 along with the board of review comparables which are similar to the subject in terms of location, age, design, dwelling size and most features. These most similar comparables sold from March 2017 to July 2018 for prices ranging from \$358,000 to \$391,000 or from \$172.12 to \$210.78 per square foot of living area, including land. The subject's assessment reflects a market value of \$371,520 or \$200.28 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. After considering adjustments to the comparables for difference in site size compared to 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: September 15, 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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