



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

APPELLANT: Young Lee  
DOCKET NO.: 18-02086.001-R-1  
PARCEL NO.: 11-29-210-002

The parties of record before the Property Tax Appeal Board are Young Lee, the appellant, by attorney Andrew J. Rukavina of The Tax Appeal Company in Mundelein; and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby find 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:** \$56,368  
**IMPR.:** \$133,613  
**TOTAL:** \$189,981

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 brick dwelling with 3,380 square feet of living area. The dwelling was constructed in 2004 and was 24 years old at the time of the appraisal. Features of the home include two full bathrooms, one half-bathroom, a full unfinished basement, central air conditioning, one fireplace and a three-car garage with 380 square feet of building area. The property has a 9,124 square foot site and is located in Vernon Hills, Libertyville Township, Lake County.

The appellant's appeal is based on overvaluation. The appellant submitted a restricted-use appraisal report with an estimated market value of \$540,000 as of January 1, 2018. The appraisal was prepared by Steven L. Smith, a State Certified General Real Estate Appraiser, and the property rights appraised were fee simple. The intended use of this appraisal was to evaluate the property for a real estate tax appeal.

In estimating the market value, the appraiser developed the sales comparison approach to value. Under the sales comparison approach to value, the appraiser utilized four comparable sales and one active listing of properties located within .23 of a mile from the subject property and in the same subdivision as the subject. The comparables were 13 to 17 years old and are described as two-story dwellings containing 3,517 to 3,684 square feet of living area. The comparables each have a full basement, one of which is an English basement and four of which have finished area. The comparables each have three full bathrooms and one half-bathroom, central air conditioning, one or two fireplaces, and a two-car or a three-car garage. The dwellings are situated on sites ranging in size from 9,583 to 12,197 square feet of land area. Three of the comparables have a golf course view and one comparable has a pond view. Comparable #4 features an inground swimming pool. Comparables #1 through #4 sold from August 2016 to August 2018 for prices ranging from \$620,500 to \$669,500 or from \$168.43 to \$189.08 per square foot of living area, including land. Comparable #5 had been on the market for 32 days and was listed for \$609,000 or \$170.59 per square foot of living area, including land. After applying adjustments to the comparables for differences in lot size, view, number of bathrooms and/or bedrooms, basement type and/or finish, and garage size when compared to the subject, the appraiser arrived at adjusted prices ranging from \$516,760 to \$563,400. Based on these adjusted sale prices, the appraiser arrived at an opinion of market value for the subject of \$540,000 as of January 1, 2018. Based on the 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 \$194,038. The subject's assessment reflects a market value of \$586,572 or \$173.54 per square foot of living area, land included, when applying the 2018 three-year average median level of assessment for Lake County of 33.08% as determined by the Illinois Department of Revenue.

In response to appellant's evidence, the board of review argued that appellant's five appraisal comparables were adjusted downward from \$74,080 to \$111,160 which equates to a 12.2% to 16.8% reduction in their sale prices. Four of the five comparables were adjusted downward for the superior view and four of the five comparables were adjusted downward for their finished basements. In contrast, the board of review argued that its comparables were superior units of comparison to the subject as they had similar views, similar unfinished basements and similar dwelling sizes when compared to the subject and were available to appellant's appraiser as comparables but not used by him.

In support of its contention of the correct assessment of the subject property, the board of review submitted property record cards and a grid analysis for the subject and four comparable sales located from .261 to .516 of a mile from the subject, all of which have the same neighborhood code as the subject. The comparables are improved with two-story brick or wood-sided dwellings that were constructed from 2001 to 2003 and range in size from 3,240 to 3,321 square feet of living area. The comparables each have either two or three full bathrooms and three of the comparables each have one half-bathroom. The comparables each have a full unfinished basement, central air conditioning, and a garage containing 598 or 623 square feet of building area. Two of the comparables have either one or three fireplaces. The comparables are situated on interior lots that range in size from 10,206 to 13,696 square feet of land area. The

comparables sold from March 2017 to February 2018 for prices ranging from \$555,000 to \$616,000 or from \$169.23 to \$190.12 per square foot of living area, including land.

Based on this evidence, the board of review requested confirmation of the subject's assessment.

Appellant's counsel submitted a brief in rebuttal arguing that the appraisal comparables are located in closer proximity to the subject than are the board of review comparables and the board of review submitted nothing to refute the appraisal report submitted by the appellant.

### **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 based on the evidence submitted for its review, a reduction in the subject's assessment is warranted.

The Board finds the appellant submitted an appraisal while the board of review provided a grid analysis and property record cards for the subject property and four comparable sales.

The Board gave less weight to the conclusion of value contained in the appellant's appraisal due to the significant adjustments made to the comparables for differences from the subject in lot size, view, number of bathrooms and/or bedrooms, basement type and/or finish, and garage size. The Board will, however, analyze the raw sales data of the comparables used in the appraisal.

The Board gave less weight to the appellant's appraisal comparables for the above-stated reasons and to board of review comparable #4 which appears to be an outlier due to its much higher sale price when compared to the other board of review comparables.

The Board finds that board of review comparables #1, #2 and #3 were the best comparables submitted in the record and were similar to the subject in age, location, design, dwelling size and most features, although each features a larger garage and slightly larger lot when compared to the subject suggesting downward adjustments would be required. These comparables sold from March 2017 to February 2018 for prices ranging from \$555,000 to \$580,000 or from \$169.23 to \$175.17 per square foot of living area, land included. The subject's assessment reflects an estimated market value of \$586,572 or \$173.54 per square foot of living area, land included, which falls above the range established by the best comparable sales submitted for the Board's consideration on an overall range but within the range on a per square foot basis. After considering adjustments to the comparables for differences from the subject in garage size and lot size, the Board finds the subject's estimated market value as reflected by its assessment is not supported and 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: February 16, 2021



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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