



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

APPELLANT: Yingxin Shao  
DOCKET NO.: 18-02218.001-R-1  
PARCEL NO.: 15-09-108-013

The parties of record before the Property Tax Appeal Board are Yingxin Shao, the appellant, by attorney Sreeram Natarajan of Natarajan Worstell 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:** \$36,028  
**IMPR.:** \$166,022  
**TOTAL:** \$202,050

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 3,060 square feet of living area. The dwelling was constructed in 1991. Features of the home include a 1,396 square foot unfinished basement, central air conditioning, a fireplace and a 651 square foot garage. The property has a 15,836 square foot site and is located in Vernon Hills, Vernon Township, Lake County.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on five equity comparables located within the same assessment neighborhood as the subject and from .19 to .47 of a mile from the subject property. The comparables consist of two-story dwellings of wood siding exterior construction ranging in size from 3,588 to 3,885 square feet of living area. The dwellings were built in 1989 and 1991. Each comparable has a basement with two having

finished area, central air conditioning, one or two fireplaces and a garage containing 506 or 736 square feet of building area. The comparables have improvement assessments that range from \$155,858 to \$176,726 or from \$43.44 to \$47.10 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to \$138,618 or \$45.30 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$202,050. The subject property has an improvement assessment of \$166,022 or \$54.26 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on four equity comparables located within the same assessment neighborhood as the subject and from .047 to .214 of a mile from the subject property. The comparables each consist of a two-story dwelling of wood siding exterior construction with 3,060 square feet of living area built in 1989. Each comparable features a 1,088 square foot basement with three having finished area, central air conditioning, one fireplace and a garage containing 441 or 651 square feet of building area. The comparables have improvement assessments that range from \$161,818 to \$175,380 or from \$52.88 to \$57.31 per square foot of living area. Based on this evidence, the board of review requested the subject's assessment be sustained.

### **Conclusion of Law**

The appellant contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and no reduction in the subject's assessment is warranted.

The parties submitted nine suggested equity comparables for the Board's consideration. The Board gave less weight to the five comparables submitted by the appellant due to their significantly larger dwelling sizes when compared to the subject.

The Board finds the best evidence of assessment equity to be the four comparables submitted by the board of review. These comparables are most similar if not identical to the subject in dwelling size and design. The subject is superior to all the comparables in age and basement size, but inferior to three comparables due to its unfinished basement. The comparables have improvement assessments that range from \$161,818 to \$175,380 or from \$52.88 to \$57.31 per square foot of living area. The subject's improvement assessment of \$166,022 or \$54.26 per square foot of living area falls within the range established by the best comparables in this record. After considering any necessary adjustments to the comparables for differences such as age, basement size and finished area when compared to the subject, the Board finds the evidence demonstrates the subject's improvement assessment is justified. Based on this record the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's

improvement was inequitably assessed and a reduction in the subject's assessment is not warranted.

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:

December 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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