



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

APPELLANT: Deliang Zhou
DOCKET NO.: 18-02393.001-R-1
PARCEL NO.: 11-32-207-025

The parties of record before the Property Tax Appeal Board are Deliang Zhou, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Lake Forest; 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: \$59,188
IMPR.: \$150,757
TOTAL: \$209,945

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 3,659 square feet of living area. The dwelling was constructed in 2000. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 651square foot garage. The property has a 12,070 square foot site and is located in Vernon Hills, Libertyville Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on ten comparable sales located within 1.17 miles from the subject property. The comparables have sites that range in size from 10,012 to 17,858 square feet of land area and are improved with two-story dwellings of brick or wood siding exterior construction that range in size from 3,423 to 3,759 square feet of living area. The homes were built from 1998 to 2003. Each comparable has an unfinished basement, central air conditioning

and a garage ranging in size from 441 to 708 square feet of building area. Nine comparables each have one fireplace. The comparables sold from June 2016 to July 2018 for prices ranging from \$510,000 to \$641,000 or from \$136.25 to \$174.99 per square foot of living area, land included. Based on the evidence, the appellant requested the subject's assessment be reduced to \$195,127.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$209,945. The subject's assessment reflects a market value of \$634,658 or \$173.45 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 1.00 mile from the subject property. Board of review comparable sale #2 is the same property as the appellant's comparable #7. The comparables have sites that range in size from 10,160 to 17,822 square feet of land area and are improved with two-story dwellings of brick or wood siding exterior construction that range in size from 3,517 to 3,747 square feet of living area. The homes were built from 2001 to 2004. Each comparable has an unfinished basement, central air conditioning and a garage ranging in size from 618 to 696 square feet of building area. Two comparables have one or two fireplaces. The comparables sold from March 2017 to August 2018 for prices ranging from \$612,500 to \$680,000 or from \$169.81 to \$189.08 per square foot of living area, land included.

The board of review also submitted the Multiple Listing Service (MLS) sheet associated with the appellant's comparable sale #1 which describes the property as "in foreclosure." 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 record contains 13 comparables for the Board's consideration as one comparable was common to both parties. The Board gave less weight to the appellant's comparable #1 based on information in the MLS sheet identifying the property as "in foreclosure" which calls into question the arm's-length nature of the sale. The Board gave less weight to the appellant's comparables #2 and #3 which sold in 2016 and are dated and less likely to be indicative of the subject's fair market value as of the January 1, 2018 assessment date. The Board gave less weight to the appellant's comparables #7/board of review #2, #8 and board of review #1 which have dissimilar site sizes when compared to the subject.

The Board finds the best evidence of market value to be appellant's comparable sales #4, #5, #6 #9 and #10 as well as board of review comparables #3 and #4 which are similar to the subject in

location, age, design, dwelling size and features. These most similar comparables sold from May 2017 to August 2018 for prices ranging from \$550,000 to \$669,500 or from \$147.85 to \$189.08 per square foot of living area, including land. The subject's assessment reflects a market value of \$634,658 or \$173.45 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 differences with 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:

January 19, 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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