



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

APPELLANT: Richard & Allison Wu
DOCKET NO.: 19-00898.001-R-1
PARCEL NO.: 16-27-305-006

The parties of record before the Property Tax Appeal Board are Richard & Allison Wu, the appellants, by attorney Steven Kandelman, of Rieff Schramm Kanter & Guttman 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: \$50,718
IMPR.: \$156,286
TOTAL: \$207,004

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 2019 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 3,525 square feet of living area. The dwelling was constructed in 1978. Features include a concrete slab foundation, central air conditioning, one fireplace and a 627 square foot attached garage. The subject property has an 8,760 square foot site and is located in Highland Park, Moraine Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on three comparable sales located within same neighborhood as the subject. The comparables consist of two-story dwellings of brick or wood siding exterior construction that were built from 1948 to 1977. Comparables #1 and #2 have effective ages of 1977 and 1983, respectively. The dwellings range in size from 2,369 to 3,112 square feet of living area and are situated on sites that range in size from 7,280 to 10,010 square feet of land

area. Two comparables have full basements with one having a recreation room and one comparable has a crawl space foundation. Each comparable has central air conditioning and an attached or detached garage ranging in size from 396 to 616 square feet of building area. Two comparables each have a fireplace. The comparables sold from March 2017 to July 2018 for prices ranging from \$345,000 to \$417,000 or from \$110.86 to \$168.85 per square foot of living area, including land. Based on this evidence, the appellants 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 \$207,004. The subject's assessment reflects an estimated market value of \$629,383 or \$178.55 per square foot of living area, including land, when applying the 2019 three-year average median level of assessment for Lake County of 32.89%.

In support of the subject's assessment, the board of review submitted information on five comparable sales, two of which are located within the subject neighborhood. Both parties' comparable sale #3 appears to be the same property. The comparables consist of two-story dwellings of brick or wood siding exterior construction that were built from 1955 to 1977. Comparables #1 and #5 have effective ages of 1976 and 1969, respectively. The dwellings range in size from 2,382 to 3,250 square feet of living area and are situated on sites that range in size from 7,300 to 21,950 square feet of land area. One comparable has a lower level, two comparables have concrete slab foundations, and two comparables have full basements with one having a recreation room. Each comparable has central air conditioning, one to three fireplaces, and an attached garage ranging in size from 396 to 504 square feet of building area. The comparables sold from February 2018 to June 2019 for prices ranging from \$417,000 to \$600,000 or from \$166.00 to \$251.89 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

The appellants' counsel submitted a rebuttal critiquing the comparables submitted by the board of review and argued the appellants' comparables are most similar to the subject in location, age, size, layout and physical condition.

Conclusion of Law

The appellants contend 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 appellants did not meet this burden of proof and no reduction in the subject's assessment is warranted.

The record contains seven comparable sales for the Board's consideration which includes one common comparable. Notwithstanding that two of the comparables sold in 2017, which are dated in relation to the subject's January 1, 2019 assessment date, the Board finds neither of the parties' comparables are particularly similar to the subject due to differences in location, age, dwelling size and/or foundation type. Nevertheless, these comparables sold from March 2017 to June 2019 for prices ranging from \$345,000 to \$600,000 or from \$110.86 to \$251.89 per square foot of living area, including land. The subject's assessment reflects an estimated market value

of \$629,383 or \$178.55 per square foot of living area, including land, which falls within the price per square foot range established by both parties' comparable sales but above the range on overall price. The Board finds the higher overall value appears to be justified due to subject's larger dwelling size. After considering the numerous adjustments to the comparables for differences when compared to the subject like location, age, dwelling size, and features, the Board finds the subject's estimated market value as reflected by its assessment is supported and no reduction is 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: June 8, 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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