



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

APPELLANT: Fang Wan
DOCKET NO.: 19-03286.001-R-1
PARCEL NO.: 14-22-201-085

The parties of record before the Property Tax Appeal Board are Fang Wan, the appellant; 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: \$46,985
IMPR.: \$189,774
TOTAL: \$236,759

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 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 brick and frame exterior construction with 4,236 square feet of living area. The dwelling was constructed in 1996 and is approximately 23 years old. Features of the home include a basement with finished area,¹ central air conditioning, a fireplace and a 676 square foot garage. The property has a 16,599 square foot site and is located in Kildeer, Ela 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, which included property record cards for the subject and each of the comparables. The comparables are located from .08 to .12 of a mile from the subject property, each with the same assessment neighborhood code as the subject. The comparables have sites that range in size from 18,022 to 19,490 square feet of land area.

¹ The appellant disclosed the subject dwelling has 1,300 square feet of basement finish, which was not reported in the subject's property record card provided by both parties.

The comparables are improved with two-story dwellings of brick and frame exterior construction ranging in size from 3,008 to 3,963 square feet of living area. The dwellings were reported to be 24 or 26 years old. Each comparable has a basement with finished area, central air conditioning, a fireplace and a garage that ranges in size from 766 to 840 square feet of building area. The properties sold from February 2019 to March 2020 for prices ranging from \$480,000 to \$637,500 or from \$141.62 to \$160.86 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$195,551, which would reflect a market value of \$586,712 or \$138.51 per square foot of living area, including land, when using the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$236,759. The subject's assessment reflects a market value of \$719,851 or \$169.94 per square foot of living area, land included, when using the 2019 three-year average median level of assessment for Lake County of 32.89% as determined by the Illinois Department of Revenue.

In response to the appellant's evidence, the board of review provided a letter prepared by the township assessor, a grid analysis reiterating the appellant's comparables, as well as property record cards of the subject and each of appellant's comparables. The assessor asserted that subject dwelling was assessed as 100% frame in error. The assessor contends that per a field visit and new pictures of the home, it was determined that the home is 75% brick and 25% frame which would result in a total assessment of \$247,437. However, the assessor did not request an increase in value, but would like to request a no change.

In support of its contention of the correct assessment, the board of review, through the township assessor submitted a grid analysis and property record cards for three comparable sales. The comparables are located from .09 to .21 of a mile from the subject property, each with the same assessment neighborhood code as the subject. The board of review's comparable #3 is the same property as the appellant's comparable #1. The comparables have sites that range in size from 16,031 to 19,204 square feet of land area. The comparables are improved with two-story dwellings of brick and frame exterior construction ranging in size from 3,707 to 3,875 square feet of living area. The dwellings were built from 1994 to 2001. Each comparable was reported to have an unfinished basement, central air conditioning, a fireplace and a garage that ranges in size from 728 to 840 square feet of building area. The properties sold in February and May 2019 for prices ranging from \$525,000 to \$720,000 or from \$141.62 to \$185.81 per square foot of living area, including land. Based on this evidence, the board of review requested the subject's assessment be sustained.

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). 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 five suggested comparable sales for the Board's consideration, as one sale was common to both parties. The Board gives less weight to appellant's comparable #2 due its considerably smaller dwelling size when compared to the subject and to appellant's comparable #3 as its sale occurred 15 months after the lien date at issue and is less likely to be indicative of the subject's market value as of the January 1, 2019 assessment date.

The Board finds the best evidence of market value to be the parties' remaining comparables, which includes the common comparable. The comparables sold more proximate in time to the assessment date at issue and are relatively similar to the subject in location, dwelling size, design, age and some features. The comparables sold in February and May 2019 for prices ranging from \$525,000 to \$720,000 or from \$141.62 to \$185.81 per square foot of living area, including land. The subject's assessment reflects a market value of \$719,851 or \$169.94 per square foot of living area, including land, which falls within the range established by the best comparables in the record. The subject's estimated market value is at the higher end of the range but appears to be justified given its larger dwelling size. After considering adjustments to the comparables for differences from the subject, the Board finds no reduction in the subject's estimated market value as reflected by its assessment 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: January 18, 2022



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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