



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

APPELLANT: Min and Shiou Mei Lin
DOCKET NO.: 19-03697.001-R-1
PARCEL NO.: 16-05-403-014

The parties of record before the Property Tax Appeal Board are Min and Shiou Mei Lin, the appellants, by attorney Robert Rosenfeld, of Robert H. Rosenfeld and Associates, 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: \$93,267
IMPR.: \$213,502
TOTAL: \$306,769

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 brick exterior construction with 3,900 square feet of living area that was built in 1990 and is approximately 29 years old. The dwelling was built on a concrete slab foundation. Features of the home include central air conditioning, two fireplaces and an attached garage containing 609 square feet of building area. The property has a 17,824 square foot site and is located in Lake Forest, West Deerfield Township, Lake County.

The appellants contends overvaluation as the basis of the appeal. In support of this argument, the appellants submitted information on four comparable sales located in the same assessment neighborhood code as the subject property. The comparables have sites ranging in size from 15,912 to 18,325 square feet of land area and are improved with 2-story dwellings with brick or wood siding exterior construction that range in size from 3,134 to 4,509 square feet of living

area. The dwellings range in age from 31 to 36 years old. Two comparable were built on concrete slab foundations and two comparables each feature a basement with one having a finished area. The comparables each feature central air conditioning, one or two fireplaces, and an attached garage ranging in size from 630 to 738 square feet of building area. The comparables sold from April 2018 to July 2019 for prices ranging from \$658,125 to \$950,000 or from \$188.92 to \$216.64 per square foot of living area, including land. The appellants provided photos of the subject and the comparables, along with a brief prepared by appellants' counsel. Based on this evidence, the appellants requested the subject's total assessment be reduced to \$268,514 to reflect a market value of \$805,623 or \$206.57 per square foot of living area, land included, at 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 \$306,769. The subject's assessment reflects a market value of \$932,712 or \$239.16 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 support of its contention of the correct assessment, the board of review submitted information on five comparable sales located in the same assessment neighborhood code as the subject property. The board of review comparable #4 was also submitted by the appellants as comparables #3. The sizes of the comparables' parcels were not disclosed but each comparable parcel had the same land assessment and reflected the same market value as the subject property. The comparables are improved with two-story dwellings with brick or brick and wood siding exterior construction that range in size from 3,330 to 4,509 square feet of living area. The dwellings were built from 1986 to 1989. Three comparables each have a concrete slab foundation, one comparable has a crawl space foundation, and one comparable features a full unfinished basement. Each home has central air conditioning, one or two fireplaces, and an attached garage ranging in size from 575 to 840 square feet of building area. The comparables sold from July 2019 to June 2020 for prices ranging from \$935,000 to \$965,000 or from \$210.69 to \$282.28 per square foot of living area, including land. Based on this evidence, the board of review requested that the assessment be sustained.

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 a reduction in the subject's assessment is not warranted.

The Board finds the parties submitted a total of eight comparable sales (including one common comparable) for the Board's consideration. The Board gave less weight to the appellants' comparables #1 and #4, along with board of review comparables #3 and #5 based on their basement or crawl-space foundations, dissimilar to the subject's concrete slab foundation. The Board also gave less weight to appellants' comparables #2 and the parties' common comparable based on their significantly smaller or larger dwelling sizes relative to the subject dwelling.

The Board finds the best evidence of market value to be board of review comparables #1 and #2 which are most similar to the subject in location, design, dwelling size, age, foundation, and most features. These two best comparables in the record sold in August 2019 and June 2020 for prices of \$965,000 and \$950,000 or for \$235.14 and \$226.30 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$932,712 or \$239.16 per square foot of living area, including land, which is lower than the two best comparables in this record on an overall value basis. Additionally, the subject's slightly higher amount in terms of price per square foot of living area is logical given the subject's slightly smaller dwelling size relative to the two best comparables, and considering the well accepted real estate principle of economies of scale. After considering adjustments to the comparables for differences from the subject, the Board finds that the assessment of the subject property as established by the board of review is supported and, therefore, 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: November 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Min and Shiou Mei Lin, by attorney:
Robert Rosenfeld
Robert H. Rosenfeld and Associates, LLC
33 North Dearborn Street
Suite 1850
Chicago, IL 60602

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085