



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

APPELLANT: Sung Hyo Park  
DOCKET NO.: 19-04522.001-R-1  
PARCEL NO.: 11-29-402-008

The parties of record before the Property Tax Appeal Board are Sung Hyo Park, 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:** \$75,347  
**IMPR.:** \$325,112  
**TOTAL:** \$400,459

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 is improved with a one-story dwelling of brick and wood siding exterior construction with 6,053 square feet of living area. The dwelling was built in 2006. Features of the home include an unfinished walkout style basement with 4,132 square feet, central air conditioning, four fireplaces, 8½ bathrooms, and an attached garage with 900 square feet of building area. The property has a 22,650 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 four comparable sales improved with two-story dwellings of brick or brick and wood siding exterior construction ranging in size from 4,664 to 6,221 square feet of living area. The dwellings were built from 2002 to 2010. Each comparable has an unfinished basement with 2,349 to 3,092 square feet, central air conditioning, two to six

fireplaces, four or five full bathrooms, one or two half bathrooms, and an attached garage ranging in size from 756 to 893 square feet of living area. These properties have sites ranging in size from 16,120 to 22,570 square feet of land area. Comparable #4 is in the same neighborhood as the subject property while comparables #1 through #3 are located in a different neighborhood than the subject property. The sales occurred from December 2017 to July 2019 for prices ranging from \$790,000 to \$1,025,000 or from \$159.94 to \$193.88 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$361,067.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$400,459. The subject's assessment reflects a market value of \$1,217,571 or \$201.15 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 three comparable sales improved with two-story dwellings of brick or brick and wood siding exterior construction ranging in size from 4,660 to 4,951 square feet of building area. The homes were built from 2003 to 2010. Each comparable has an unfinished basement with 2,349 to 2,589 square feet, central air conditioning, one to three fireplaces, four full bathrooms, one or two half bathrooms, and an attached garage ranging in size from 711 to 761 square feet of building area. The comparables have sites ranging in size from 15,250 to 17,420 square feet of land area and are located in the same neighborhood as the subject property. The sales occurred in July or August 2019 for prices ranging from \$738,000 to \$950,000 or from \$158.37 to \$193.88 per square foot of living area, including land. Board of review comparable #3 is the same property as appellant's comparable #4. The board of review also provided a written statement asserting the subject property is superior to all comparables due to the number of bathrooms, dwelling size, larger garage, the 4,000 square foot walk-out basement, and location on a lake.

### **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 evidence in the record does not support a reduction to the subject's assessment.

The record contains six comparables sales submitted by the parties with one comparable being common to both parties. The Board finds the comparables submitted by the parties have smaller sites than the subject and are improved with homes of a different style than the subject dwelling. All but one comparable was smaller than the subject dwelling, each comparable has a smaller basement, fewer bathrooms, and a smaller garage than the subject property. Five comparables have fewer fireplaces than the subject property. The board of review also asserted the subject has a superior location to the comparables due to its location near a lake, which was not refuted by the appellant. The comparables sold for prices ranging from \$738,000 to \$1,025,000 or from \$158.37 to \$193.88 per square foot of living area, including land. The subject's assessment

reflects a market value of \$1,217,571 or \$201.15 per square foot of living area, including land, which is above the range established by the comparable sales in this record. Nevertheless, based on the subject's superior attributes in relation to the comparables, the Board finds the subject's higher market value as reflected in the property's assessment is justified. Based on this evidence the Board finds 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: 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

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

APPELLANT

Sung Hyo Park, by attorney:  
Ronald Kingsley  
Lake County Real Estate Tax Appeal, LLC  
13975 W. Polo Trail Drive  
#201  
Lake Forest, IL 60045

COUNTY

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