



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

APPELLANT: Andrew Kim
DOCKET NO.: 19-05044.001-R-1
PARCEL NO.: 10-32-302-010

The parties of record before the Property Tax Appeal Board are Andrew Kim, 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: \$25,798
IMPR.: \$125,318
TOTAL: \$151,116

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 one-story dwelling of wood siding exterior construction with 3,282 square feet of living area. The dwelling was constructed in 1995. Features of the home include an unfinished walk-out basement, central air conditioning, a fireplace, and an 876 square foot garage. The property has a 48,160 square foot site and is located in Hawthorn Woods, Fremont Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on nine comparable properties.¹ Board of review comparables #2 through #9 are located outside the subject's neighborhood and over 1.2 miles from the subject. The comparables consist of two-story dwellings of brick or brick and wood siding

¹ The Board finds appellant's comparable #1 does not address the appellant's overvaluation argument as no sales data for this property was reported and therefore, it will not be considered further by the Board.

exterior construction that were built from 2004 to 2009. The dwellings range in size from 2,826 to 3,445 square feet of living area and are situated on sites that range in size from 12,600 to 23,870 square feet of land area. The comparables have basements with one having a recreation room. Each comparable has central air conditioning, one or two fireplaces and a garage ranging in size from 424 to 518 square feet of building area. One comparable has a gazebo. The comparables sold from March 2016 to March 2019 for prices ranging from \$360,000 to \$408,100 or from \$112.08 to \$134.13 per square foot of living area, including land. Based on this evidence, the appellant 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 \$151,116. The subject's assessment reflects an estimated market value of \$459,459 or \$139.99 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 three comparable sales located from .04 to 2.06 miles from the subject, two of which are within the same neighborhood as the subject. The comparables have sites ranging in size from 45,210 to 86,680 square feet of land area and are improved with one-story or two-story dwellings of wood siding or vinyl siding and brick exterior construction that were built from 1987 to 2000. The dwellings range in size from 3,146 to 3,316 square feet of living area. The comparables have basements with two having recreation rooms and one being a walkout. Each comparable has central air conditioning, one or two fireplaces and a garage ranging in size from 789 to 1,036 square feet of building area. One comparable has an enclosed frame porch and one comparable has a flat barn. The comparables sold from February 2016 to July 2017 for prices ranging from \$475,000 to \$580,000 or from \$143.24 to \$184.36 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 parties submitted eleven comparable sales for the Board's consideration. The Board finds none of the comparables are truly similar to the subject due to differences in location, site size, style, and/or some features. Nevertheless, the Board gives less weight to appellant's comparable #9 and the board of review comparables due to their dated sales which are 17 to 34 months prior to the January 1, 2019, assessment date and less likely to be reflective of market value.

The Board finds the best evidence of market value to be the remaining comparables in the record which sold proximate in time to the assessment date at issue. These comparables are relatively similar to the subject in dwelling size and age. However, all have significantly smaller sites that are improved with dissimilar two-story dwellings when compared to the subject. Furthermore, they are not located within the same neighborhood as the subject and are located over 1.2 miles

away from the subject. Nevertheless, these comparables sold from June 2018 to March 2019 for prices ranging from \$360,000 to \$415,000 or from \$112.08 to \$134.13 square foot of living area, including land. The subject's assessment reflects an estimated market value of \$459,459 or \$139.99 per square foot of living area, including land, which falls above the range established by the most recent comparable sales in the record. The subject's higher estimated market value appears to be logical when considering the subject's significantly larger site size. Therefore, after considering adjustments to the most recent comparables sales for differences in location, style, site size and features when compared to the subject, the Board finds the appellant did not prove by a preponderance of the evidence that a reduction in the subject's assessment based on overvaluation is 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: April 19, 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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