



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

APPELLANT: Guanglei Pan
DOCKET NO.: 19-05052.001-R-1
PARCEL NO.: 14-02-302-008

The parties of record before the Property Tax Appeal Board are Guanglei Pan, 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: \$30,455
IMPR.: \$102,422
TOTAL: \$132,877

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 frame exterior construction with 2,516 square feet of living area. The dwelling was constructed in 1983. Features of the home include an unfinished basement, central air conditioning, one fireplace, and a 624 square foot garage. The property has approximately a 40,450 square foot site and is located in Hawthorn Woods, Ela Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on five comparable sales located from .45 to 1.61 miles from the subject. The comparables have sites that range in size from 38,481 to 49,781 square feet of land area and are improved with two-story dwellings of frame or frame and brick exterior construction that were built from 1973 to 1988. Comparable #3 has an effective age of 1980. The dwellings range in size from 2,526 to 2,909 square feet of living area. The comparables each

have an unfinished basement, central air conditioning, one to three fireplaces, and a garage ranging in size from 446 to 1,028 square feet of building area. The comparables sold from December 2017 to February 2019 for prices ranging from \$378,750 to \$425,000 or from \$132.99 to \$156.37 per square foot of living area, including land. The appellant's evidence disclosed the subject sold in September 2017 for \$412,500 or \$163.95 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 \$132,877. The subject's assessment reflects a market value of \$404,004 or \$160.57 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 located from .44 to 1.20 miles from the subject. The comparables have sites ranging in size from 33,958 to 49,416 square feet of land area and are improved with two-story dwellings of frame exterior construction that were built from 1974 to 1978. The dwellings range in size from 2,472 to 2,766 square feet of living area. The comparables each have an unfinished basement, central air conditioning, one or two fireplaces, and a garage ranging in size from 550 to 575 square feet of building area. The comparables sold from May to October 2018 for prices ranging from \$398,000 to \$505,000 or from \$161.00 to \$182.57 per square foot of living area, including land. The board of review noted the subject's current market value is supported by the 2017 sale of the subject. 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 record contains eight comparable sales for the Board's consideration. The Board gives less weight to appellant's comparable #3 which sold over 1 year prior to the January 1, 2019, assessment date. The Board finds the best evidence of market value to be the parties' remaining comparables which sold proximate in time to the assessment date at issue and are relatively similar to the subject in location, age, dwelling size, and most features. These comparables sold from May 2018 to February 2019 for prices ranging from \$378,750 to \$505,000 or from \$132.99 to \$182.57 per square foot of living area, including land. The subject's assessment reflects a market value of \$404,004 or \$160.57 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record and less than the subject's 2017 sale price. Based on this evidence and after considering adjustments to the comparable sales for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by the assessment is supported and a reduction in the subject's assessment is not 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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APPELLANT

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COUNTY

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