



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

APPELLANT: Hong Wang  
DOCKET NO.: 19-05101.001-R-1  
PARCEL NO.: 11-07-405-027

The parties of record before the Property Tax Appeal Board are Hong Wang, 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:** \$55,285  
**IMPR.:** \$111,093  
**TOTAL:** \$166,378

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 and brick exterior construction with 2,462 square feet of living area. The dwelling was constructed in 1987. Features of the home include an unfinished partial basement, central air conditioning, a fireplace and a 400 square foot garage. The property has an 11,689 square foot site and is located in Libertyville, Libertyville 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 within 0.28 of a mile from the subject property. The comparables have sites that range in size from 11,507 to 12,932 square feet of land area and are improved with two-story dwellings of frame and brick exterior construction that range in size from 2,470 to 2,988 square feet of living area. The dwellings were built in 1987 or 1988. Each comparable has either a full or partial unfinished basement,

central air conditioning, one or two fireplaces and a garage ranging in size from 400 to 483 square feet of building area. The properties sold from December 2017 to May 2019 for prices ranging from \$460,000 to \$530,000 or from \$177.35 to \$186.23 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$149,346 which reflects a market value of \$448,083 or \$182.00 per square foot of living area, land included, when applying 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 \$166,378. The subject's assessment reflects a market value of \$505,862 or \$205.47 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 within 0.17 of a mile from the subject property. The comparables have sites that range in size from 10,474 to 15,102 square feet of land area and are improved with two-story dwellings of frame or brick and frame exterior construction that range in size from 2,325 to 2,571 square feet of living area. The homes were built in 1987 or 1988. Each comparable has either a full or partial unfinished basement, central air conditioning, one fireplace and a garage with 400 or 483 square feet of building area. The properties sold from March 2018 to June 2019 for prices ranging from \$512,000 to \$539,000 or from \$200.31 to \$229.64 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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

The parties submitted ten comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables along with board of review comparables #3, #4 and #5 which have full basements in contrast to the subject's partial basement and/or sold in 2017, less proximate in time to the January 1, 2019 assessment date than other comparables in the record.

The Board finds the best evidence of market value to be the remaining two comparables which sold more proximate to the January 1, 2019 assessment date and are similar to the subject in location, age, design, dwelling size, foundation type and other features. These comparables sold in April and June 2019 for prices of \$512,000 and \$538,500 or for \$220.22 and \$229.64 per square foot of living area, including land. The subject's assessment reflects a market value of \$505,862 or \$205.47 per square foot of living area, including land, which falls below the range established by the best comparable sales in this record. After considering adjustments to the comparables for differences from the subject, the Board finds 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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COUNTY

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