



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

APPELLANT: Sophie Li
DOCKET NO.: 19-05150.001-R-1
PARCEL NO.: 14-23-101-009

The parties of record before the Property Tax Appeal Board are Sophie Li, 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: \$ 37,210
IMPR.: \$279,915
TOTAL: \$317,125

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 brick exterior construction with 5,343 square feet of living area. The dwelling was constructed in 2004. Features of the home include a full walkout-style basement, central air conditioning, two fireplaces and a 1,089 square foot garage. The property has a 37,066 square foot site and is located in Kildeer, 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 .38 of a mile to 2.99-miles from the subject property. The parcels range in size from 56,730 to 585,415 square feet of land area which are improved with two-story dwellings of brick or frame exterior construction. The homes were built from 1989 to 2008 and where the subject has a good++ quality grade along with comparables #2 through #5; comparable #1 has a good quality grade. The dwellings range

in size from 4,831 to 5,459 square feet of living area. Features of the homes include basements, central air conditioning, two or four fireplaces and a garage or garages ranging in size from 716 to 1,152 square feet of building area; comparable #3 has two garages of 716 and 820 square feet, respectively. Comparable #3 also has a 774 square foot inground swimming pool. The comparables sold from March 2018 to April 2019 for prices ranging from \$580,000 to \$920,000 or from \$109.04 to \$173.88 per square foot of living area, including land.

In a brief, counsel for the appellant asserted that all comparables, except #1, have the same quality grade as the subject and "similar effective age."

Based on this evidence, the appellant requested a reduction in the subject's total assessment to \$231,507, which would reflect a market value of \$694,590 or \$130.00 per square foot of living area, including land, when using 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 \$317,125. The subject's assessment reflects a market value of \$964,199 or \$180.46 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 four comparable sales located from .50 to .85 of a mile from the subject property. The parcels range in size from 22,216 to 32,997 square feet of land area which are improved with two-story dwellings of brick or frame exterior construction. The homes were built in either 2005 or 2006. The subject has a good++ quality grade and each comparable has a good quality grade. The dwellings range in size from 5,055 to 5,482 square feet of living area. Features of the homes include basements, two of which are walkout-style. Each home has central air conditioning, two or three fireplaces and a garage ranging in size from 810 to 1,166 square feet of building area. Comparable #1 also has a 681 square foot inground swimming pool. The comparables sold from June 2018 to July 2019 for prices ranging from \$900,000 to \$1,135,000 or from \$178.04 to \$207.04 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 record evidence does not support a reduction in the subject's assessment.

The Board finds the parties submitted nine suggested comparable sales for consideration. The Board gives less weight to the appellant's comparables due to differences in location for comparables #2 through #5 and to appellant's comparable #1 for its older date of construction when compared to the subject. The Board also has given reduced weight to appellant's

comparable #3 and board of review comparable #1 due to their inground swimming pools which is not a feature of the subject property.

The Board finds the best evidence of market value to be board of review comparable sales #2, #3 and #4 which are similar to the subject in location, age, dwelling size and several features. These most similar comparables sold from July 2018 to July 2019 for prices of \$900,000 or \$1,000,000 or from \$178.04 to \$184.50 per square foot of living area, including land. The subject's assessment reflects a market value of \$964,199 or \$180.46 per square foot of living area, including land, which is within the range established by the best comparable sales in this record both in terms of overall value and on a per-square-foot basis. Based on this evidence and after considering appropriate adjustments to the best comparables for differences when compared to the subject property, the Board finds a reduction in the subject's assessment for overvaluation is not justified based upon a preponderance of the evidence.

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

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

APPELLANT

Sophie Li, 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