



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

APPELLANT: Wei Geng
DOCKET NO.: 19-05373.001-R-1
PARCEL NO.: 15-14-205-006

The parties of record before the Property Tax Appeal Board are Wei Geng, 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: \$66,293
IMPR.: \$156,568
TOTAL: \$222,861

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 brick and cedar exterior construction with 3,110 square feet of living area. The dwelling was constructed in 1986. Features of the home include a 2,980 square foot basement with 1,143 square feet of finished area, central air conditioning, a fireplace and an attached 528 square foot garage. The property has a 21,080 square foot site and is located in Lincolnshire, Vernon Township, Lake County.¹

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales that are located from .39 of a mile to 1.65 miles from the subject. The comparables have sites ranging in size from 13,939 to 69,260 square feet of land area that are improved with one-story and two-story dwellings of frame, brick

¹ The Board finds the best evidence of the subject's description was the information within the board of review's grid, which is supported by MLS data.

or brick and frame exterior construction containing from 2,633 to 2,812 square feet of living area. The homes were built from 1968 to 1979 and have basements, one of which has finished area. Each of the comparables has central air conditioning, one or two fireplaces and an attached garage ranging in size from 576 to 616 square feet of building area. The comparables sold from April 2018 to June 2019 for prices ranging from \$500,000 to \$749,000 or from \$184.23 to \$203.53 per square foot of living area, including land. Based on this evidence the appellant requested that the subject's assessment be reduced to \$212,495.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$222,861. The subject's assessment reflects a market value of \$677,595 or \$217.88 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 that are located from .92 of a mile to 1.35 miles from the subject. The comparables have sites ranging in size from 20,040 to 36,060 square feet of land area that are improved with one-story dwellings with brick or wood siding exterior construction containing from 2,624 to 3,065 square feet of living area. The homes were built from 1956 to 2014, but the home built in 1956 has an effective age of 1977. Each of the comparables has a basement, one of which is partially finished with a walkout, central air conditioning, two fireplaces and an attached garage ranging in size from 484 to 771 square feet of building area. The comparables sold from May 2018 to November 2019 for prices ranging from \$677,500 to \$855,000 or from \$252.85 to \$280.79 per square foot of living area, including land. The board of review's grid disclosed that the subject was purchased in July 2017 for \$688,000. 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 a total of seven comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables due to their smaller size and/or dissimilar two-story style, when compared to the subject. In addition, comparables #1 and #2 differ considerably in site size when compared to the subject. The Board also gives less weight to the board of review's comparables #1 and #4, due to their significantly newer age or smaller size when compared to the subject. In addition, comparable #4 has the additional walkout feature. The Board finds the board of review's remaining comparables are similar to the subject in location, style, age, size and features. However, each of these comparables lack finished basement area, unlike the subject. Nevertheless, the best comparables sold in May 2018 and January 2019 for prices of \$855,000 and \$805,000 or \$280.79 and \$268.78 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of

\$677,595 or \$217.88 per square foot of living area, including land, which is below the market values of the best comparable sales in the record. After considering adjustments to the best comparables for differences when compared to the subject, such as their unfinished basements, the Board finds the subject's estimated market value as reflected by its assessment is well 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:

February 15, 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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