



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

APPELLANT: Jaehyun Hwang  
DOCKET NO.: 19-07098.001-R-1  
PARCEL NO.: 15-29-317-001

The parties of record before the Property Tax Appeal Board are Jaehyun Hwang, the appellant, by attorney Timothy C. Jacobs, of Kovitz Shifrin Nesbit in Mundelein, and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds ***a reduction*** 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:** \$30,451  
**IMPR.:** \$81,277  
**TOTAL:** \$111,728

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 2,374 square feet of living area. The dwelling was constructed in 1972 and is 47 years old with an effective age of 1981. Features of the home include a crawl space foundation, central air conditioning, one fireplace, and a 455 square foot garage. The property has a 11,232 square foot site and is located in Buffalo Grove, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales located within .48 miles from the subject. The comparables have sites that range in size from 8,343 to 11,595 square feet of land area and are improved with two-story dwellings of frame exterior construction that are 47 or 49 years old. The dwellings range in size from 2,136 to 2,622 square feet of living area. One comparable has a basement with finished area and three comparables have crawl space

foundations. Each comparable has central air conditioning, one or two fireplaces and a garage with 440 or 500 square feet of building area. The comparables sold from June to December 2019 for prices ranging from \$279,000 to \$372,000 or from \$131.91 to \$149.81 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 \$134,907. The subject's assessment reflects a market value of \$410,176 or \$172.78 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 seven comparable sales located .62 to 1.52 miles from the subject. The comparables have sites ranging in size from 8,770 to 40,560 square feet of land area and are improved with two-story dwellings of wood siding or wood siding and brick exterior construction that were built from 1970 to 1989 with comparable #2 having an effective age of 1989. The dwellings range in size from 2,115 to 2,641 square feet of living area. The comparables have basements with four having recreation rooms. Each comparable has central air conditioning, one or two fireplaces and a garage ranging in size from 400 or 520 square feet of building area. The comparables sold from May to December 2018 for prices ranging from \$481,000 to \$510,000 or from \$188.18 to \$220.72 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains eleven suggested comparable sales for the Board's consideration. The Board gives less weight to appellant's comparable #1 and the board of review comparables which have basements unlike the subject. Furthermore, six of the board of review comparables are located over 1.2 miles from the subject; two comparables have inground swimming pools, not a feature of the subject; and one comparable has a significantly larger site size than the subject.

The Board finds the best evidence of the subject's market value to be appellant's comparables #2, #3 and #4. These comparables are more similar to the subject in location, age, dwelling size and features. The comparables sold from June to September 2019 for prices ranging from \$279,000 to \$372,000 or from \$131.91 to \$141.88 per square foot of living area, including land. The subject's assessment reflects a market value of \$410,176 or \$172.78 per square foot of living area, including land, which falls above the range established by the best comparables in the record. Based on this evidence and after considering adjustments to the best comparable sales for differences when compared to the subject, the Board finds the appellant proved by a preponderance of the evidence that a reduction in the subject's assessment commensurate with the appellant's request is justified based on overvaluation.

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:

May 17, 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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