



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

APPELLANT: Junji Zhang
DOCKET NO.: 19-07504.001-R-1
PARCEL NO.: 11-11-202-078

The parties of record before the Property Tax Appeal Board are Junji Zhang, the appellant, by attorney Robert Rosenfeld of Robert H. Rosenfeld and Associates, LLC in Chicago; 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: \$51,936
IMPR.: \$107,881
TOTAL: \$159,817

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 wood siding exterior construction with 2,804 square feet of living area. The dwelling was constructed in 2000 and is approximately 19 years. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 441 square foot garage. The property has an 11,830 square foot site and is located in Green Oaks, Libertyville 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 with the same assessment neighborhood code as the subject and located within .19 of a mile from the subject property. The comparables have sites that range in size from 11,621 to 13,812 square feet of land area and are improved with two-story dwellings of wood siding exterior construction ranging in size from 2,538 to 3,288 square feet of living area. The dwellings range in age from 19 to 21 years old.

Each comparable has an unfinished basement, central air conditioning, a fireplace and a garage ranging in size from 440 to 672 square feet of building area. The properties sold from March 2018 to July 2019 for prices ranging from \$375,000 to \$528,000 or from \$147.75 to \$169.27 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$149,457, which would reflect a market value of \$448,416 or \$159.92 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 \$159,817. The subject's assessment reflects a market value of \$485,914 or \$173.29 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 with the same assessment neighborhood code as the subject and located within .16 of a mile from the subject property. The board of review's comparables #1 and #2 are duplicates of the appellant's comparables #1 and #3, respectively. The comparables have sites that range in size from 12,670 to 13,830 square feet of land area and are improved with two-story dwellings of wood siding exterior construction ranging in size from 2,432 to 3,288 square feet of living area. The dwellings were built from 1998 to 2000. Each comparable has an unfinished basement, central air conditioning, one or two fireplaces and a garage ranging in size from 400 to 672 square feet of building area. Comparable #4 has an inground swimming pool. The properties sold from March 2018 to June 2019 for prices ranging from \$420,000 to \$560,000 or from \$160.58 to \$201.48 per square foot of living area, including land. The board of review noted that it reduced the subject's 2019 assessment to reflect the median value of \$172.70 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains a total of seven suggested comparable sales for the Board's consideration, as two sales were common to both parties. The Board has given less weight to board of review comparable #4 as it has an inground swimming pool, unlike the subject.

The Board finds the best evidence of market value to be the parties' remaining comparables, which are relatively similar to the subject in location, dwelling size, design, age and many features. These comparables sold from March 2018 to July 2019 for prices ranging from \$375,000 to \$528,000 or from \$147.75 to \$201.48 per square foot of living area, including land. The subject's assessment reflects a market value of \$485,914 or \$173.29 per square foot of living

area, including land, which falls within the range established by the best comparable sales in the record. Based on this record and after considering adjustments to the comparables for differences when compared to the subject, the Board finds no reduction in the subject's estimated market value as reflected by its assessment is warranted.

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

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

APPELLANT

Junji Zhang, by attorney:
Robert Rosenfeld
Robert H. Rosenfeld and Associates, LLC
33 North Dearborn Street
Suite 1850
Chicago, IL 60602

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085