



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

APPELLANT: Yu Chen
DOCKET NO.: 19-07606.001-R-1
PARCEL NO.: 15-31-105-002

The parties of record before the Property Tax Appeal Board are Yu Chen, 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: \$44,311
IMPR.: \$238,597
TOTAL: \$282,908

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 is improved with a two-story dwelling of brick exterior construction with 5,704 square feet of living area. The dwelling was built in 1988 and is approximately 31 years old. Features of the home include a basement with finished area, central air conditioning, two fireplaces, 6½ bathrooms, and an attached garage with 860 square feet of building area. The property has a site with approximately 42,690 square feet of land area and is located in Long 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 three comparable sales improved with two-story dwellings of brick exterior construction that range in size from 3,172 to 4,714 square feet of living area. The homes are either 32 or 40 years old. Each home has a full basement with two having finished area, central air conditioning, one or four fireplaces, 2½ to 3½ bathrooms, and an attached garage

ranging in size from 638 to 864 square feet of building area. The comparables have sites ranging in size from 40,563 to 43,181 square feet of land area and are located from .10 to .26 of one mile from the subject property. These properties sold from March 2018 to June 2018 for prices ranging from \$450,000 to \$550,000 or from \$112.57 to \$141.87 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$235,258.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$282,908. The subject's assessment reflects a market value of \$860,164 or \$150.80 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 three comparable sales improved with two-story dwellings of brick exterior construction that range in size from 4,164 to 4,790 square feet of living area. The homes were built from 1984 to 2003. Each home has a basement with finished area, central air conditioning, two or three fireplaces, 4½ or 5½ bathrooms, and an attached garage ranging in size from 792 to 1,020 square feet of building area. Comparable #2 has a tennis court and comparable #3 has an inground swimming pool. The comparables have sites ranging in size from 41,820 to 48,790 square feet of land area and are located from .20 to .72 of one mile from the subject property. These properties sold from February 2018 to August 2018 for prices ranging from \$675,000 to \$840,000 or from \$162.10 to \$177.72 per square foot of living area, including land.

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 six comparable sales submitted by the parties to support their respective positions. The Board gives less weight to appellant's comparable #1 as this property is improved with a dwelling that is approximately 44% smaller than the subject dwelling and has an unfinished basement unlike the subject that has finished basement area. The remaining comparables submitted by the parties are improved with homes that are smaller than the subject dwelling, ranging in size from 4,164 to 4,790 square feet of living area, but each has finished basement area. The comparables are similar to the subject in location, dwelling style and land area. Each comparable has 1 to 3 fewer bathrooms than the subject, suggesting an upward adjustment to the comparables may be required to make these properties more similar to the subject for this feature. Board of review comparables #2 and #3 have either a tennis court or an inground swimming pool, features the subject does not have, suggesting downward adjustments to the comparables may be required to make these properties more similar to the subject for these features. These five comparables sold for prices ranging from \$480,000 to \$840,000 or from \$112.57 to \$177.72 per square foot of living area, including land. Despite their similarities, there is a wide difference in the sales prices between the comparables without an explanation for this

divergence. The subject's assessment reflects a market value of \$860,164 or \$150.80 per square foot of living area, including land, which is above the overall price range, which is appropriate considering the subject dwelling's larger size, but within the range established by the best comparable sales in this record on a per square foot basis. The Board finds the subject's assessment reflects a market value per square foot that is below three of the five best comparables in this record. Based on this evidence the Board finds the assessment of the subject property as established by the board of review is correct 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:

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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