



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

APPELLANT: Liang Zhang
DOCKET NO.: 19-07772.001-R-1
PARCEL NO.: 10-13-310-015

The parties of record before the Property Tax Appeal Board are Liang Zhang, the appellant, by attorney Andrew J. Rukavina, of The Tax Appeal Company 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 **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: \$30,335
IMPR.: \$103,570
TOTAL: \$133,905

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 vinyl siding and brick exterior construction with 3,527 square feet of living area. The dwelling was constructed in 2005 and is approximately 14 years old. Features of the home include a walkout basement, central air conditioning, a fireplace, and a 660 square foot garage. The property has an approximately 11,050 square foot site and is located in Mundelein, Fremont 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 presented on two grids. The comparables are located from 0.49 to 0.78 of a mile from the subject property and within the same assessment neighborhood code as the subject property. The parcels range in size from 11,960 to 14,160 square feet of land area and are improved with two-story homes of vinyl siding and brick exterior construction ranging in size from 3,317 to 3,650 square feet of living area.

The dwellings are 13 or 14 years old. Each home has a basement, central air conditioning, a fireplace, and a garage ranging in size from 672 to 800 square feet of building area. The comparables sold from May 2016 to May 2018 for prices ranging from \$320,000 to \$367,000 or from \$96.47 to \$108.26 per square foot of living area, including land.

Based on this evidence the appellant requested a reduction in the subject's assessment to \$117,608 which would reflect a market value of \$352,859 or \$100.05 per square foot of living area, including land, at 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 \$133,905. The subject's assessment reflects a market value of \$407,130 or \$115.43 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. The comparables are located within the same assessment neighborhood code as the subject property. The parcels range in size from 11,440 to 17,350 square feet of land area and are improved with two-story homes of vinyl siding and brick exterior construction ranging in size from 3,326 to 3,631 square feet of living area. The dwellings were built in 2006. Each home has a basement, one of which has a recreation room and one of which is a walkout basement with a recreation room. The comparables have central air conditioning, a fireplace, and a garage ranging in size from 660 to 780 square feet of building area. The comparables sold from June 2018 to August 2019 for prices ranging from \$411,111 to \$485,000 or from \$113.22 to \$141.31 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 comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #2, #3, and #4, which sold less proximate in time to the January 1, 2019 assessment date. The Board gives less weight to the board of review's comparables #1 and #2, which each have a recreation room that is not a feature of the subject.

The Board finds the best evidence of market value to be the appellant's comparable #1 and the board of review's comparable #3, which are similar to the subject in dwelling size, age, location, and most features. These most similar comparables sold in May 2018 and August 2019 for prices of \$357,500 and \$411,111 or from \$97.95 and \$113.22 per square foot of living area,

including land, respectively. The subject's assessment reflects a market value of \$407,130 or \$115.43 per square foot of living area, including land, which is bracketed by the best two comparable sales in terms of total market value and above the best comparables on a price per square foot basis, which is logical because the subject is a slightly smaller home than the best comparables. Based on this evidence and after considering appropriate adjustments to the best comparables for differences when compared to the subject, the Board finds 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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