



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

APPELLANT: Xufeng Zhang
DOCKET NO.: 19-08555.001-R-1
PARCEL NO.: 15-21-101-043

The parties of record before the Property Tax Appeal Board are Xufeng 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: \$43,751
IMPR.: \$113,405
TOTAL: \$157,156

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 site with approximately 10,220 square feet of land area improved with a two-story dwelling of wood siding exterior construction containing 2,130 square feet of living area. The dwelling was built in 1988 and is approximately 31 years old. Features of the home include a partial basement that is partially finished with a 686 square foot recreation room, central air conditioning, one fireplace, 3½ bathrooms, and an attached garage with 440 square feet of building area. The property is located in Buffalo Grove, Vernon Township, Lake County.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument the appellant submitted information on four equity comparables improved with two-story dwellings of wood siding exterior construction ranging in size from 2,355 to 2,547 square feet of living area. The homes range in age from 29 to 31 years

old. Each comparable has a full or partial basement with one being partially finished, central air conditioning, 2½ bathrooms, and an attached garage with 440 square feet of building area. Two comparables have one fireplace. The comparables have the same assessment neighborhood code as the subject and are located within .44 of one mile from the subject property. The comparables have improvement assessments ranging from \$113,314 to \$122,902 or from \$47.95 to \$48.25 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$102,532.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$157,156. The subject property has an improvement assessment of \$113,405 or \$53.24 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on five equity comparables improved with two-story dwellings of wood siding or brick exterior construction ranging in size from 2,130 to 2,618 square feet of living area. The homes were built from 1987 to 1989. Each comparable has a full or partial basement with two being partially finished with a recreation room, central air conditioning, 2½ bathrooms, and an attached garage with 440 or 460 square feet of building area. Four comparables have one fireplace. Two comparables have the same assessment neighborhood code as the subject and the comparables are located from .22 to .45 of one mile from the subject property. The comparables have improvement assessments ranging from \$105,286 to \$134,685 or from \$47.42 to \$55.32 per square foot of living area.

Conclusion of Law

The appellant contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). 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 nine comparables submitted by the parties to support their respective positions. Of the five comparables submitted by the appellant each has one less bathroom than the subject, three comparables have an unfinished basement whereas the subject has finished basement area, and two comparables have no fireplaces whereas the subject has one fireplace. Each of the appellant's comparables would require an upward adjustment to their improvement assessments due to their inferior features relative to the subject property. Similarly, each of the board of review comparables has one less bathroom than the subject, three comparables have unfinished basements, and one comparable has no fireplace. Each of the board of review comparables would require an upward adjustment to their improvement assessments due to their inferior features relative to the subject property. Overall, the comparables submitted by both parties have improvement assessments ranging from \$105,286 to \$134,685 or from \$47.95 to \$55.32 per square foot of living area. The subject's improvement assessment of \$113,405 or \$53.24 per square foot of living area falls within the range established by the comparables in this

record and well supported when considering the positive adjustments to the comparables due to their differences from the subject.

The constitutional provision for uniformity of taxation and valuation does not require mathematical equality. A practical uniformity, rather than an absolute one, is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill.2d 395 (1960). Although the comparables presented by the parties disclosed that properties located in the same area are not assessed at identical levels, all that the constitution requires is a practical uniformity, which exists based on the evidence.

Based on this record the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed 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: July 19, 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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