



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

APPELLANT: Daxin Shi  
DOCKET NO.: 19-08585.001-R-1  
PARCEL NO.: 15-29-402-031

The parties of record before the Property Tax Appeal Board are Daxin Shi, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld & 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:** \$29,462  
**IMPR.:** \$114,900  
**TOTAL:** \$144,362

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 2,264 square feet of living area. The dwelling was constructed in 1985 and is approximately 34 years old. Features of the home include a basement with finished area, central air conditioning, a fireplace, and a garage containing 400 square feet of building area. The property has a 7,209 square foot site and is located in Buffalo Grove, Vernon Township, Lake County.

The appellant contends assessment inequity as the basis of the appeal. In support of this argument the appellant submitted information on four equity comparables located within the subject's assessment neighborhood. The comparables consist of two-story dwellings of wood siding exterior construction ranging in size from 2,264 to 2,496 square feet of living area. The homes are 37 to 40 years old. Each dwelling has central air conditioning, an unfinished basement, and a garage ranging in size from 400 to 462 square feet of building area.

Comparable #3 has a fireplace. The comparables have improvement assessments ranging from \$105,466 to \$115,552 or from \$46.29 to \$47.23 per square foot of living area. Based on this evidence, the appellant requested a reduced improvement assessment of \$105,822 or \$46.74 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$144,362. The subject property has an improvement assessment of \$114,900 or \$50.75 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information with limited descriptive data for five equity comparables located within the subject's assessment neighborhood. Comparables #1, #2, #4, and #5 lack descriptive information with respect to the features or amenities these properties have such as design, dwelling size, central air conditioning, or number of fireplaces that would assist the Board in determining their degree of similarity to the subject property. Comparable #3 is a two-story dwelling of wood siding exterior construction with 2,468 square feet of living area. This comparable has an unfinished basement, central air conditioning, a fireplace, and a garage containing 528 square feet of building area. The comparables have improvement assessments ranging from \$109,771 to \$129,744 or from \$47.33 to \$51.34 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **Conclusion of Law**

The taxpayer 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 parties submitted a total of nine comparable sales to support their respective positions before the Property Tax Appeal Board. The Board gives little weight to the board of review's comparables #1, #2, #4, and #5 which lack the descriptive information necessary for the Board to determine their degree of similarity to the subject property.

The Board finds the best evidence of assessment equity to be the appellant's comparables and board of review comparable #3, which are similar to the subject in age, dwelling size, and some features. These comparables had improvement assessments that ranged from \$105,466 to \$120,149 or from \$46.29 to \$48.68 per square foot of living area. The subject's improvement assessment of \$114,900 or \$50.75 per square foot of living area falls within the range established by the best comparables in this record overall. While the subject's improvement assessment per square foot of living area of \$50.75 falls above the range, the Board finds this logical given the subject's smaller dwelling in relation to the comparables and the principle of economies of scale which generally provides that as the size of a property increases, the per unit value decreases, and in contrast, as the size of a property decreases, the per unit value increases. Based on this

record and after considering adjustments to the best comparables for differences when compared to the subject, 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:

May 16, 2023



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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COUNTY

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