



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

APPELLANT: Leiming Li
DOCKET NO.: 19-08586.001-R-1
PARCEL NO.: 15-29-402-039

The parties of record before the Property Tax Appeal Board are Leiming Li, 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: \$29,677
IMPR.: \$107,581
TOTAL: \$137,258

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 wood siding exterior construction containing 2,264 square feet of living area. The dwelling was built in 1982 and is approximately 37 years old. Features of the home include an unfinished full basement, central air conditioning, one fireplace and an attached garage with 400 square feet of building area. The property has a site with approximately 7,490 square feet of land area and 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 2,348 to 2,648 square feet of living area. The dwellings are 43 or 44 years old. Each property has a full unfinished basement, central air conditioning, and an attached garage with

440 square feet of building area. Two comparables have one or two fireplaces. The comparables have the same assessment neighborhood code as the subject property. The comparables have improvement assessments ranging from \$107,719 to \$120,678 or from \$45.33 to \$45.88 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$103,193.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$137,258. The subject property has an improvement assessment of \$107,581 or \$47.52 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 exterior construction ranging in size from 2,256 to 2,340 feet of living area. The dwellings were built from 1979 to 1988. Each property has a full or partial basement with four having finished area ranging in size from 741 to 911 square feet, central air conditioning, one or two fireplaces, and an attached garage ranging in size from 400 to 462 square feet of building area. The comparables have the same assessment neighborhood code as the subject property and are located from approximately .03 to .43 of one mile from the subject property. The comparables have improvement assessments ranging from \$118,071 to \$122,333 or from \$50.77 to \$53.07 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 parties submitted information on nine comparables to support their respective positions. The comparables submitted by the parties are relatively similar to the subject in location, age, style, and construction. The Board gives less weight to appellant's comparables #1 and #3 as they are not as similar to the subject dwelling in size as are the remaining comparables. The Board finds appellant's comparables #2 and #4 would require upward adjustments because they lack a fireplace, a feature of the subject property. Board of review comparables #1 through #4 would require downward adjustments as each has finished basement area, a feature the subject does not have. Additionally, board of review comparable #5 would require a downward adjustment because it has an additional fireplace compared to the subject dwelling. These seven comparables have improvement assessments that range from \$107,719 to \$122,333 or from \$45.54 to \$53.07 per square foot of living area. The subject's improvement assessment of \$107,581 or \$47.52 per square foot of living area falls slightly below the overall range but within the range on a per square foot of living area basis established by the comparables most similar to the subject in dwelling size and demonstrate the subject dwelling is being equitably assessed after considering necessary adjustments to the comparables.

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 in this record.

In conclusion, 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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