



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

APPELLANT: Bin He  
DOCKET NO.: 19-08600.001-R-1  
PARCEL NO.: 15-06-414-002

The parties of record before the Property Tax Appeal Board are Bin He, 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:** \$30,862  
**IMPR.:** \$93,603  
**TOTAL:** \$124,465

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 2,138 square feet of living area. The dwelling was constructed in 1991 and is approximately 28 years old. The home has a reported effective construction date of 1992. Features of the home include an unfinished basement with 994 square feet, central air conditioning and an attached garage with 420 square feet of building area. The property has a 9,050 square foot site and is located in Vernon Hills, 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 each with 2,280 square feet of living area. The dwellings are 29 or 30 years old. Each comparable has an unfinished full basement with 750 square feet, central air conditioning, and an attached garage

with 420 square feet of building area. The comparables have the same assessment neighborhood code as the subject property and are located from .07 to .28 of one mile from the subject property. The improvement assessments on these properties range from \$93,111 to \$93,883 or from \$40.84 to \$41.18 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$87,775.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$124,465. The subject property has an improvement assessment of \$93,603 or \$43.78 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted a uniformity grid analysis containing information on five equity comparables improved with two-story dwellings of wood siding exterior construction ranging in size from 2,167 to 2,280 square feet of living area. The dwellings were built in 1989 or 1991. Each comparable has a basement containing either 804 or 1,140 square feet with finished recreation room area ranging in size from 463 to 855 square feet. Each comparable also has central air conditioning, one fireplace and an attached garage with 420 square feet of building area. The comparables have the same assessment neighborhood code as the subject property and are located from .04 to .31 of one mile from the subject property. The improvement assessments on these properties range from \$95,884 to \$102,661 or from \$43.84 to \$45.03 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. The comparables are similar to the subject in location, style, age, exterior construction and living area. The appellant's comparables are slightly larger than the subject with slightly smaller basements. Each of the board of review comparables is slightly larger than the subject with superior features including finished basement area and one fireplace, features the subject does not have. Overall, the comparables have improvement assessments ranging from \$93,111 to \$102,661 or from \$40.84 to \$45.03 per square foot of living area. The subject's improvement assessment of \$93,603 or \$43.78 per square foot of living area is within the range established by the comparables in this record.

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 on the basis of 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: June 21, 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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