



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

APPELLANT: Edward Zhu
DOCKET NO.: 20-01314.001-R-1
PARCEL NO.: 16-30-102-033

The parties of record before the Property Tax Appeal Board are Edward Zhu, 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: \$90,829
IMPR.: \$135,525
TOTAL: \$226,354

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 2020 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 1-story dwelling of brick and wood siding exterior construction with 3,475 square feet of living area. The dwelling was constructed in 1983 and is 37 years old. Features of the home include an unfinished basement, central air conditioning, one fireplace, and an attached garage with 725 square feet of building area. The property has a site that contains approximately 49,660 square feet of land area and is located in Riverwoods, West Deerfield Township, Lake County.

In support of this argument the appellant submitted information on four equity comparables with the same assessment neighborhood code as the subject property. The comparables are described as 1-story, 1.8-story or 2-story dwellings of brick exterior construction ranging in size from 3,234 to 3,802 square feet of living area. The homes are 33 to 44 years old. The comparables

have basements with one having finished area. Each comparable has central air conditioning, one fireplace and an attached garage ranging in size from 418 to 910 square feet of building area. The comparables have improvement assessments ranging from \$92,075 to \$137,639 or from \$35.26 to \$36.20 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$226,354. The subject property has an improvement assessment of \$135,525 or \$39.00 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 with the same assessment neighborhood code as the subject property. The comparables are described as 1-story or 2-story dwellings of brick or brick and wood siding exterior construction ranging in size from 3,180 to 3,307 square feet of living area. The homes were built from 1973 to 1979. The comparables have partial basements, with one having a recreation room. Each comparable has central air conditioning, one or two fireplaces, and an attached garage ranging in size from 506 to 910 square feet of building area. Comparable #2 has an inground swimming pool. The comparables have improvement assessments ranging from \$138,006 to \$149,469 or from \$42.09 to \$46.44 per square foot of living area. Based on this evidence, the board of review requests 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 record contains nine comparables submitted by the parties to support their respective positions. The Board gives less weight to the appellant's comparables #1, #2 and #4 as well as board of review comparables #3, #4 and #5 which are dissimilar in design when compared to the subject. The Board gives less weight to board of review comparable #2 which has finished basement area and an inground swimming pool which are not features of the subject.

The Board finds the best evidence of assessment equity to be appellant's comparable #3 and board of review comparable #1 which are the same design as the subject and relatively similar to the subject in location, age, size and some features. These comparables have improvement assessments that range from \$126,184 to \$139,094 or \$36.10 and \$43.60 per square foot of living area. The subject's improvement assessment of \$135,525 or \$39.00 per square foot of living area is bracketed by the two best comparables in this record. Based on this evidence and after considering adjustments to the best comparables for differences from the subject property, 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: _____

November 22, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Edward Zhu, by attorney:
Robert Rosenfeld
Robert H. Rosenfeld and Associates, LLC
33 North Dearborn Street
Suite 1850
Chicago, IL 60602

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085