



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

APPELLANT: Ying Jun Cao
DOCKET NO.: 20-01435.001-R-1
PARCEL NO.: 11-21-307-002

The parties of record before the Property Tax Appeal Board are Ying Jun Cao, the appellant, by attorney Andrew J. Rukavina of The Tax Appeal Company in Mundelein; and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds ***a reduction*** 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: \$57,521
IMPR.: \$156,898
TOTAL: \$214,419

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 two-story dwelling of wood siding and brick exterior¹ construction with 3,253 square feet of living area. The dwelling was constructed in 2005 and is approximately 15 years old. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 483 square foot garage. The property is located in Libertyville, Libertyville Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on five comparable sales with the same assessment neighborhood code as the subject and located within .40 of a mile from the subject property. The comparables are improved with two-story dwellings of brick or frame exterior construction

¹ The subject's property record card provided by the board of review described the subject dwelling with a wood siding and brick exterior.

ranging in size from 2,272 to 4,376 square feet of living area. The dwellings range in age from 14 to 73 years old. The comparables each have an unfinished basement, central air conditioning, one or two fireplaces and a garage ranging in size from 364 to 805 square feet of building area. The comparables sold from July 2017 to July 2020 for prices ranging from \$370,000 to \$650,000 or from \$134.15 to \$195.86 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$200,212, which would reflect a market value of \$600,696 or \$184.66 per square foot of living area, including land, when using the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$248,347. The subject's assessment reflects a market value of \$746,011 or \$229.33 per square foot of living area, land included, when using the 2020 three-year average median level of assessment for Lake County of 33.29% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment, the board of review submitted information on five comparable sales located within .88 of a mile from the subject property. The comparables are improved with two-story dwellings of wood siding, brick or brick and wood siding exterior construction ranging in size from 2,648 to 3,496 square feet of living area. The dwellings were built from 1965 to 2017 with comparable #4 having a reported effective age of 1973. Each comparable has an unfinished basement, central air conditioning, a fireplace and a garage ranging in size from 400 to 720 square feet of building area. Comparable #2 has an inground swimming pool. The comparables sold from January 2019 to April 2020 for prices ranging from \$525,000 to \$719,000 or from \$193.08 to \$242.46 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains ten suggested comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparables #1, #4 and #5, as well as board of review comparables #1, #2, #3 and #4 due to differences from the subject in dwelling size and/or age. Furthermore, the appellant's comparable #4 had a sale date occurring in 2017 which is less proximate in time to the lien date at issue than the other comparable sales in the record and board of review comparable #2 has an inground swimming pool, not a feature of the subject.

The Board finds the best evidence of market value to be the appellant's comparables #2 and #3, along with board of review comparable #5. The Board finds these three comparables sold proximate in time to the assessment date at issue and are overall more similar to the subject in dwelling size, design, age and features. The comparables sold from June 2019 to February 2020

for prices ranging from \$645,000 to \$675,000 or from \$184.66 to \$193.08 per square foot of living area, including land. The subject's assessment reflects a market value of \$746,011 or \$229.33 per square foot of living area, including land, which falls above the above the range established by the best comparable sales in this record both in terms of overall market value and on a price per square foot basis. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is excessive. Therefore, based on this record the Board finds a reduction in the subject's assessment is warranted.

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:

October 18, 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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