



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

APPELLANT: Dong Young Yi
DOCKET NO.: 20-02252.001-R-1
PARCEL NO.: 15-14-100-054

The parties of record before the Property Tax Appeal Board are Dong Young Yi, 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: \$48,968
IMPR.: \$196,962
TOTAL: \$245,930

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 2-story dwelling of wood siding exterior construction with 4,303 square feet of living area. The dwelling was built in 1989 and is approximately 31 years old. Features of the home include an unfinished basement, central air conditioning, three fireplaces, and an 875 square foot garage. The property has an approximately 96,703 square foot site and is located in Uninc, 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 suggested equity comparables with the same neighborhood code as the subject property and located within 0.41 of a mile from the subject. The comparables are improved with 2-story dwellings of brick, wood siding, or Dryvit exterior construction that range in size from 3,842 to 4,724 square feet of living area. The dwellings range in age from 18 to 72 years old. Three comparables each have a

crawl space or concrete slab foundation, and one comparable has both a basement with finished area and a crawl space foundation. Each comparable has central air conditioning, one to four fireplace, and a 746 to 1,144 square foot garage. The comparables have improvement assessments that range from \$127,911 to \$171,853 or from \$33.29 to \$37.12 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$153,294 or \$35.62 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 \$245,930. The subject property has an improvement assessment of \$196,962 or \$45.77 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on three suggested equity comparables with the same assessment neighborhood as the subject property and located within 0.46 of a mile from the subject. The comparables are reported to be improved with 2-story dwellings of brick, frame, or brick with frame exterior construction ranging in size from 3,990 to 5,446 square feet of living area. The dwellings were built from 2003 to 2008. The board of review reported that each comparable has an unfinished basement, central air conditioning, two fireplaces, and a 714 to 977 square foot attached garage. The comparables have improvement assessments ranging from \$204,171 to \$271,668 or from \$49.88 to \$57.53 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 seven suggested comparables for the Board's consideration. The Board gives less weight to the appellant's comparables which lack a basement or have basement finish, unlike the subject, and board of review comparable #1 which differs from the subject in dwelling size. The Board finds the best evidence of assessment equity to be the board of review comparables #2 and #3 which are more similar to the subject in location, design, dwelling size, and most features, but are newer dwellings than the subject. Nevertheless, these comparables have improvement assessments of \$204,171 and \$246,412 or \$51.17 and \$57.53 per square foot of living area. The subject's improvement assessment of \$196,962 or \$45.77 per square foot of living area falls below the two best comparables and is justified considering its older age. Based on this record and after considering adjustments to the best comparables for differences including age 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:

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

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COUNTY

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