



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

APPELLANT: Wonja & Kilwon Yook
DOCKET NO.: 20-02358.001-R-1
PARCEL NO.: 07-34-402-002

The parties of record before the Property Tax Appeal Board are Wonja & Kilwon Yook, the appellants, by Jessica Hill-Magiera, Attorney at Law in Lake Zurich; 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: \$40,419
IMPR.: \$106,865
TOTAL: \$147,284

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 brick and wood siding exterior construction with 3,490 square feet of living area constructed in 2004. Features of the home include a basement with finished area,¹ central air conditioning, a fireplace and a 972 square foot garage. The property has an approximately 40,920 square foot site and is located in Waukegan, Warren Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on three comparable sales located within 0.49 of a mile from the subject property. The comparables have sites that range in size from 42,166 to 60,000 square

¹ The appellants did not describe the subject as having any finished basement area. The board of review described the subject as having a 1,114 square foot recreation room which was reported in the subject's property record card and not refuted by the appellants in their rebuttal submission.

feet of land area and are improved with two-story dwellings of wood siding exterior construction that range in size from 3,554 to 3,690 square feet of living area. The dwellings were built from 1991 to 2000. Each comparable has a basement, central air conditioning, one fireplace and a garage ranging in size from 609 to 782 square feet of building area. The properties sold from January to October 2020 for prices ranging from \$385,000 to \$420,000 or from \$106.00 to \$118.18 per square foot of living area, land included. Based on this evidence, the appellants requested the subject's assessment be reduced to \$130,823 which reflects a market value of \$395,509 or \$113.33 per square foot of living area, land included, when applying 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 \$147,284. The subject's assessment reflects a market value of \$442,427 or \$126.77 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 0.54 of a mile from the subject property. Board of review comparables #1 and #2 are the same properties as the appellants' comparables #2 and #3, respectively. The comparables have sites that range in size from 44,650 to 76,930 square feet of land area and are improved with 1.5-story or 2-story dwellings of wood siding or brick and wood siding exterior construction that range in size from 2,903 to 3,749 square feet of living area. The homes were built from 1990 to 2000. Each comparable has a basement, two with finished area, central air conditioning, one to three fireplaces and a garage ranging in size from 609 to 782 square feet of building area. Comparables #4 and #5 each have an inground swimming pool. The properties sold from January 2019 to September 2020 for prices ranging from \$415,000 to \$650,000 or from \$112.47 to \$182.38 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

In rebuttal, the appellants' attorney critiqued the board of review comparables, arguing comparables #3, #4 and #5 were not comparable properties due to differences in style and/or dwelling size and concluded the best comparable properties to be the appellants' three comparable sales.

Conclusion of Law

The appellants contend 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 appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains six comparable sales for the Board's consideration, as two properties were common to both parties. The Board gives less weight to board of review comparables #4 and #5 which include an inground swimming pool, a feature lacking in the subject property and/or differ from the subject in dwelling size.

The Board finds the best evidence of market value to be the remaining comparables, including the two common comparables, which are more similar to the subject in location, age, dwelling size and other features. These comparables sold from October 2019 to October 2020 for prices ranging from \$385,000 to \$500,000 or from \$106.00 to \$133.37 per square foot of living area, including land. The subject's assessment reflects a market value of \$442,427 or \$126.77 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. After considering appropriate adjustments to the comparables for differences from the subject, the Board finds 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:

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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