



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

APPELLANT: Zinmin Pan
DOCKET NO.: 20-02995.001-R-1
PARCEL NO.: 07-17-403-012

The parties of record before the Property Tax Appeal Board are Zinmin Pan, 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: \$19,099
IMPR.: \$75,728
TOTAL: \$94,827

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 2,125 square feet of living area. The dwelling was constructed in 1993. Features of the home include a full basement, that has finished area, central air conditioning, a fireplace and an attached 420 square foot garage. The property has an approximately 14,750 square foot site and is located in Gurnee, Warren Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales that are located from .23 to .47 of a mile from the subject. The comparables have sites ranging in size from 11,325 to 17,859 square feet of land area that are improved with 2-story dwellings of wood siding exterior construction ranging in size from 1,995 to 2,656 square feet of living area. The dwellings were built in 1993 or 1994. The comparables have full basements, one of which has finished area, central air

conditioning and an attached garage ranging in size from 420 to 490 square feet of building area. Three comparables each have a fireplace. The comparables sold from April to July 2019 for prices ranging from \$200,000 to \$295,000 or from \$100.25 to \$123.11 per square foot of living area, including land. Based on this evidence the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$94,827. The subject's assessment reflects a market value of \$284,851 or \$134.05 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 that are located from .37 to .57 of a mile from the subject. The comparables have sites ranging in size from 9,580 to 21,720 square feet of land area that are improved with 2-story dwellings of wood siding exterior construction ranging in size from 1,904 to 2,370 square feet of living area. The dwellings were built in 1994 or 1995. The comparables have full basements, four of which have finished area, central air conditioning, a fireplace and an attached garage ranging in size from 400 to 440 square feet of building area. One comparable has a frame utility shed. The comparables sold from March 2019 to September 2020 for prices ranging from \$315,000 to \$354,000 or from \$137.13 to \$165.44 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted a total of nine comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables due to their lack of finished basement area or their significantly larger dwelling size, when compared to the subject. The Board also gives less weight to the board of review's comparable #4 due to its lack of finished basement area, when compared to the subject. The Board finds the board of review's remaining comparables are similar to the subject in location, style, age, size and most features. The best comparables sold from March 2019 to September 2020 for prices ranging from \$315,000 to \$354,000 or from \$137.13 to \$165.44 per square foot of living area, including land. The subject's assessment reflects a market value of \$284,851 or \$134.05 per square foot of living area, including land, which falls below the range established by the best comparables in the record. 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 well supported. Based on this evidence the Board finds a reduction in the subject's assessment is not 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: January 17, 2023



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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