



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

APPELLANT: Mao Hu
DOCKET NO.: 20-03158.001-R-1
PARCEL NO.: 11-29-311-097

The parties of record before the Property Tax Appeal Board are Mao Hu, 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 **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: \$25,777
IMPR.: \$103,615
TOTAL: \$129,392

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 brick exterior construction with 2,754 square feet of living area. The dwelling was constructed in 1999 and is approximately 21 years old. Features of the home include an unfinished basement, central air conditioning, one fireplace, and a 439 square foot attached garage. The property has an approximately 6,712 square foot site is located in Vernon Hills, Libertyville 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 with the same neighborhood code as the subject property and located within 0.15 of a mile from the subject. The appellant reported that the comparables are improved with 2-story dwellings of brick exterior construction that range in size from 2,740 to 2,792 square feet and are situated on sites that range in size from 5,519 to 13,176 square feet of land area. The dwellings are 19 or 20 years old. Each comparable

has an unfinished basement, central air conditioning, and a 439 square foot garage. Three comparables each have one fireplace. The properties sold from May to November 2019 for prices ranging from \$367,500 to \$403,500 or from \$133.44 to \$147.26 per square foot of living area, land included.

Based on this evidence, the appellant requested the subject's assessment be reduced to \$129,392 reflecting a market value of \$388,215 or \$140.96 per square foot of living area, land included, 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 \$140,424. The subject's assessment reflects an estimated market value of \$421,820 or \$153.17 per square foot of living area, land included, when applying the 2020 three-year average median level of assessment for Lake County of 33.29%.

In support of the subject's assessment, the board of review submitted information on five comparable sales with the same assessment neighborhood code as the subject property and located within 0.19 of a mile from the subject. The comparables are improved with 2-story dwellings¹ of brick siding exterior construction that were built from 1997 to 1999. The dwellings range in size from 2,538 to 2,551 square feet of living area and are situated on sites that range in size from 5,830 to 9,230 square feet of land area. Each comparable has an unfinished basement, central air conditioning, and a 462 square foot garage. Three comparables each have one fireplace. The comparables sold from February 2019 to January 2020 for prices ranging from \$395,000 to \$420,000 or from \$155.45 to \$164.64 per square foot of living area, land included. 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 nine comparable sales for the Board's consideration. The Board finds each of the parties' comparables to be similar to the subject in location, age, dwelling size, and features. However, the Board gives most weight to the appellant's comparables which are identical or nearly identical to the subject in dwelling, basement, and garage sizes. The properties sold from May to November 2019 for prices ranging from \$367,500 to \$403,500 or from \$133.44 to \$147.26 per square foot of living area, land included. The subject's assessment reflects an estimated market value of \$421,820 or \$153.17 per square foot of living area, land included, which falls above the range established by the best comparable sales in this record and is excessive. After considering adjustments to the best comparables for differences when

¹ Board of review describes its comparables 1-story dwellings; however, the above ground living area exceeds the ground floor living area indicating the dwellings may be a part two-story structures.

compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is not supported and a reduction in the subject's assessment commensurate with the appellant's request 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

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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