



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

APPELLANT: Jaehyun Hwang  
DOCKET NO.: 20-03352.001-R-1  
PARCEL NO.: 15-29-317-001

The parties of record before the Property Tax Appeal Board are Jaehyun Hwang, the appellant, by attorney Timothy C. Jacobs, of Kovitz Shifrin Nesbit 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:** \$30,564  
**IMPR.:** \$81,578  
**TOTAL:** \$112,142

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 frame exterior construction with 2,374 square feet of living area. The dwelling was constructed in 1972 and has a reported effective age of 1981. Features of the home include a crawl space foundation, central air conditioning, one fireplace, and a 455 square foot garage. The property has a 11,232 square foot site and is located in Buffalo Grove, Vernon 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 located within .42 miles from the subject. The comparables have sites that range in size from 8,775 to 11,595 square feet of land area and are improved with two-story dwellings of frame exterior construction that were built in 1971 or 1972. The dwellings range in size from 1,881 to 2,622 square feet of living area. Each comparable has central air conditioning and a garage with 364 or 440 square feet of building

area. Three comparables each have one or two fireplaces. The comparables sold from August 2019 to April 2020 for prices ranging from \$262,000 to \$372,000 or from \$139.29 to \$144.19 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The Board takes judicial notice that this property was the subject matter of an appeal before the Property Tax Appeal Board the prior year under Docket Number 19-07098.001-R-1 where the appellant was the same and the property was also reported to be owner-occupied as it is in this 2020 appeal. In the 2019 appeal, the Property Tax Appeal Board issued a decision lowering the assessment of the subject property to \$111,728 based on the evidence submitted by the parties.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$135,406. The subject's assessment reflects a market value of \$406,747 or \$171.33 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. The board of review also disclosed that the first year of the general assessment cycle for the subject property was 2019. Additionally, the board of review reported that a township equalization factor of 1.0037 was applied in 2020.

In support of its contention of the correct assessment, the board of review submitted information on three comparable sales located within .83 miles from the subject. The comparables have sites ranging in size from 7,200 to 10,610 square feet of land area and are improved with two-story dwellings of wood siding exterior construction that were built from 1968 to 1982. The dwellings each have 2,115 or 2,264 square feet of living area. The comparables have basements with two having recreation rooms. Each comparable has central air conditioning, one fireplace and a garage with 400 or 500 square feet of building area. The comparables sold from April to October 2020 for prices ranging from \$465,000 to \$488,000 or from \$215.55 to \$229.79 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 that 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, pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) a reduction in the subject's assessment is warranted. In pertinent part, section 16-185 of the Property Tax Code provides:

If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel on which a residence occupied by the owner is situated, such reduced assessment, subject to equalization, shall remain in effect for the remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction

establishing a fair cash value for the parcel that is different from the fair cash value on which the Board's assessment is based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review.

The Board finds that the subject property was the subject matter of an appeal before the Property Tax Appeal Board for the 2019 tax year under Docket No. 19-07098.001-R-1 in which a decision was issued based upon the evidence presented by the parties reducing the subject's assessment to \$111,728. The record indicates that the subject property is an owner-occupied dwelling. The Board also finds that the 2019 and 2020 tax years are within the same general assessment period and an equalization factor of 1.0037 was applied in Vernon Township in 2020. Furthermore, the decision of the Property Tax Appeal Board for the 2019 tax year has not yet been reversed or modified upon review and there was no evidence the subject property subsequently sold establishing a different fair cash value. Therefore, applying section 16-185 of the Property Tax Code would result in a reduced total assessment of \$112,142, which is less than the 2020 assessment of the subject property of \$135,406.

Additionally, notwithstanding the dictates of Section 16-185 of the Property Tax Code, the record contains seven sales comparables submitted by the parties to support their respective positions. The Board gives less weight to appellant's comparable #1 due to its smaller dwelling size than the subject and to the board of review comparables which have basements unlike the subject. The Board finds the best evidence of market value to be appellant's comparables #2, #3 and #4 which are more similar to the subject in age, dwelling size and features. These properties sold from August 2019 to January 2020 for prices ranging from \$308,000 to \$372,000 or from \$141.16 to \$189.29 per square foot of living area, including land. The subject's assessment after reduction reflects a market value of \$336,864 or \$141.90 per square foot of living area, land included, which is within the range of the best comparable sales in terms of overall value and on a per-square-foot basis. The Board finds on this record that the comparables demonstrate the subject property, once reduced as an owner-occupied property, is correctly valued for assessment purposes.

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: June 21, 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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**APPELLANT**

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