



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

APPELLANT: Steve Yang
DOCKET NO.: 20-03481.001-R-1
PARCEL NO.: 15-33-404-121

The parties of record before the Property Tax Appeal Board are Steve Yang, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Lake Forest; 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: \$31,467
IMPR.: \$67,723
TOTAL: \$99,190

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 1,860 square feet of living area. The dwelling was constructed in 1988 on a concrete slab foundation. Features of the home include a fireplace and a garage with 420 square feet of building area. The property has a 4,740 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 a grid analysis containing information on four comparable sales located within .12 of a mile and within the same assessment neighborhood code as the subject property. The comparables have sites ranging in size from 6,462 to 10,248 square feet of land area and are improved with 2-story dwellings of frame construction containing either 1,860 or 2,002 square feet of living area. The dwellings were built from 1987 to 1990. Each comparable features

central air conditioning, a fireplace and a 420 square foot attached garage. The comparables sold from May 2019 to April 2020 for prices ranging from \$265,000 to \$295,000 or from \$132.37 to \$156.45 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$92,991 which would reflect a market value of \$279,000 or \$150.00 per square foot of living area, land included, at 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 \$99,190. The subject's assessment reflects a market value of \$297,957 or \$160.19 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 a grid analysis containing information on five comparable sales located within .22 of a mile and within the same assessment neighborhood code as the subject property. The comparables have parcels ranging in size from 2,180 to 5,880 square feet of land area and are improved with 2-story dwellings with wood siding exterior construction that range in size from 1,802 to 2,002 square feet of living area. The dwellings were built from 1987 to 1994. Two comparables each feature a full basement, one with finished area, and three comparables each have a concrete slab foundation. Each comparable also has central air conditioning, a fireplace, and an attached garage containing either 397 or 420 square feet of building area. The comparables sold from January 2019 to September 2020 for prices ranging from \$300,000 to \$369,900 or from \$154.85 to \$191.46 per square foot of living area, including land. Based on this evidence, the board of review requested the assessment be confirmed.

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 Board finds the parties submitted a total of nine comparable sales in support of their respective positions before the Property Tax Appeal Board. Although all nine comparables are located in close proximity and on the same street as the subject, and all nine comparables are substantially similar to the subject in most features, the Board gives less weight to board of review comparables #1 and #4 which have full basements, dissimilar to the subject's concrete slab foundation. The Board finds the remaining comparables are similar to the subject in design, age, dwelling size, foundation, and most features. However, each of these comparables features central air conditioning, a feature that the subject lacks, suggesting that downward adjustments are needed to these comparables in order to make them more equivalent to the subject. The best comparables in the record sold from January 2019 to September 2020 for prices ranging from \$265,000 to \$319,000 or from \$132.37 to \$177.03 per square foot of living area, including land. The subject's assessment reflects a market value of \$297,957 or \$160.19 per square foot of living

area, including land, which is within the range established by the best comparable sales in this record both on an overall value basis and on a per square foot basis. After considering adjustments to the best comparables in the record for differences from the subject, the Board finds that the subject's assessment is supported and, therefore, no reduction 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: February 21, 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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