



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

APPELLANT: Jessica Xu
DOCKET NO.: 20-03685.001-R-1
PARCEL NO.: 15-24-309-010

The parties of record before the Property Tax Appeal Board are Jessica Xu, 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 ***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: \$59,601
IMPR.: \$185,949
TOTAL: \$245,550

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 brick and wood siding exterior construction with 4,465 square feet of living area. The dwelling was constructed in 1987. Features of the home include an unfinished full basement, central air conditioning, one fireplace and an attached garage with 738 square feet of building area. The subject property also has an inground swimming pool. The property has a site with approximately 20,470 square feet of land area located in Lincolnshire, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales improved with two-story dwellings of brick or brick and frame exterior construction that range in size from 3,795 to 4,340 square feet of living area. The homes were built from 1969 to 1995 with effective construction dates ranging from 1978 to 1995. Each comparable has an unfinished basement, central air

conditioning, one fireplace and an attached garage ranging in size from 564 to 825 square feet of building area. The comparables have sites ranging in size from 19,602 to 20,909 square feet of land area and are located from approximately .25 to .97 of one mile from the subject property. These properties sold in June 2019 or December 2019 for prices ranging from \$625,000 to \$705,000 or from \$144.01 to \$179.84 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$230,669.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$261,396. The subject's assessment reflects a market value of \$785,209 or \$175.86 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 four comparable sales with comparable #4 being the same property as appellant's comparable #3 although the parties describe the home differently. The comparables are composed of 1.5-story or 2-story dwellings that range in size from 3,628 to 5,042 square feet of living area. The homes were built from 1966 to 2004 with effective construction dates ranging from 1974 to 2005. Three comparables have full basements with two having finished area and one comparable appears to have a lower level. Each property has central air conditioning, one or three fireplaces and an attached garage ranging in size from 564 to 940 square feet of building area. The comparables have sites ranging in size from 20,040 to 65,470 square feet of land area and are located from approximately .25 to .59 of one mile from the subject property. The sales occurred from April 2019 to October 2020 for prices ranging from \$682,500 to \$950,000 or from \$179.31 to \$224.89 per square foot of living area, including land.

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 Board finds, of the comparable sales submitted by the parties, only appellant's comparable sales #1 and #2 are similar to the subject property in land area, dwelling age or effective age, dwelling size, and features with the exception neither property has an inground swimming pool as does the subject property. These two comparables sold in June or December 2019 for prices of \$625,000 and \$705,000 or \$144.01 and \$164.91 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$785,209 or \$175.86 per square foot of living area, including land, which is above the two best comparables in this record and is excessive even considering the upward adjustments to the comparables to account for their lack of an inground swimming pool. The Board gives less weight to the remaining comparable sales submitted by the parties due to the differences from the subject property in land area, dwelling age, dwelling size and/or differences in foundation. Based on this evidence the Board finds a reduction in the subject's assessment is 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

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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