



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

APPELLANT: Tancuong (Chris) Trandai
DOCKET NO.: 20-04056.001-R-1
PARCEL NO.: 16-05-403-015

The parties of record before the Property Tax Appeal Board are Tancuong (Chris) Trandai, the appellant, by attorney Eric Feldman, of Eric Feldman & Assoc. P.C. 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: \$93,426
IMPR.: \$214,877
TOTAL: \$308,303

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 3,663 square feet of living area. The dwelling was constructed in 2004. Features of the home include an unfinished basement, central air conditioning, two fireplaces, and a garage containing 661 square feet of building area. The property is located in Lake Forest, West Deerfield Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on five comparable sales located within 0.34 of a mile from the subject property. The appellant reported that the comparables are improved with 1-story or 2-story dwellings of brick or wood siding exterior construction ranging in size from 2,924 to 3,777 square feet of living area. The homes were built from 1981 to 1996. Four comparables each have a basement with one having finished area and one comparable has a concrete slab

foundation. Each dwelling has central air conditioning, one to three fireplaces, and a garage ranging in size from 624 to 748 square feet of building area. The comparables sold from May 2019 to June 2020 for prices ranging from \$603,718 to \$760,000 or from \$169.19 to \$232.27 per square foot of living area, land included. 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 \$308,303. The subject's assessment reflects a market value of \$926,113 or \$252.83 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 located within 0.93 miles from the subject property. The board of review reported that the comparables are improved with 1-story or 2-story dwellings of brick, wood siding, brick and wood siding exterior construction ranging in size from 3,232 to 3,796 square feet of living area. The dwellings were built from 1956 to 1982 but comparable #2 has an effective year built of 2004. Three comparables each have a basement with one having finished area and one comparable is reported to have a crawl space foundation. Each comparable has central air conditioning, one or two fireplaces, and a garage ranging in size from 484 to 672 square feet of building area. Comparable #2 has an inground swimming pool. The comparables sold from April 2019 to October 2020 for prices ranging from \$975,000 to \$1,230,000 or from \$281.72 to \$361.66 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 appellants contend 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 to support their respective positions before the Property Tax Appeal Board. The Board gives less weight to the appellant's comparables #1, #3, and #4 as well as board of review comparable #1 which differ from the subject in dwelling size, foundation type, basement finish, and/or have a 1-story design, unlike the subject's 2-story design. The Board also gives less weight to board of review comparable #2 which has an inground swimming pool, which is not a feature of the subject.

The Board finds the best evidence of market value to be the parties' four remaining comparables which are similar to the subject in location, design, dwelling size, and other features, except each of these comparables are older homes than the subject requiring upward adjustments for this difference to make them more equivalent to the subject. The properties sold from April 2019 to September 2020 for prices ranging from \$639,020 to \$1,043,500 or from \$169.19 to \$301.67 per square foot of living area, land included. The subject's assessment reflects a market value of

\$926,113 or \$252.83 per square foot of living area, land included, which falls within the range established by the best comparable sales in this record. Based on this evidence, the Board finds a reduction in the subject's assessment is not 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



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:

May 16, 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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COUNTY

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