



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

APPELLANT: Fang Wan
DOCKET NO.: 20-04572.001-R-1
PARCEL NO.: 14-22-201-085

The parties of record before the Property Tax Appeal Board are Fang Wan, 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: \$47,398
IMPR.: \$191,444
TOTAL: \$238,842

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 and frame exterior construction with 4,312 square feet of living area.¹ The dwelling was constructed in 1996. Features of the home include a finished basement,² central air conditioning, a fireplace, and a 676 square foot garage. The property has an approximately 16,814 square foot site and is located in Kildeer, Ela 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 with the same assessment

¹ The parties differ as to the subject's dwelling size. The Board finds the best evidence of the subject's size is found in the property record card presented by the board of review, which was not refuted by the appellant.

² The subject's property record card which was presented by the board of review disclosed the subject dwelling has 1,400 square feet of finished basement area.

neighborhood code as the subject property and located within 0.39 of a mile from the subject. The comparables have sites that range in size from 15,400 to 19,490 square feet of land area. The appellant reported that the comparables are improved with 2-story dwellings of wood siding or brick and wood siding exterior construction ranging in size from 2,992 to 3,963 square feet of living area. The dwellings were built from 1992 to 1998. Each comparable has an unfinished basement with one being a walkout style, central air conditioning, one fireplace, and a 712 to 840 square foot garage. The properties sold from February 2019 to June 2020 for prices ranging from \$480,000 to \$637,500 or from \$141.62 to \$174.63 per square foot of living area, including land.

Based on this evidence, the appellant requested the subject's assessment be reduced to \$210,185, which would reflect a market value of \$630,618 or \$146.25 per square foot of living area, including land, 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 \$238,842. The subject's assessment reflects a market value of \$717,459 or \$166.39 per square foot of living area, land included, when using the 2019 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 five comparable sales with the same assessment neighborhood code as the subject property and located within 0.51 of a mile from the subject. The comparables have sites that range in size from 14,472 to 34,445 square feet of land area. The comparables are improved with 2-story dwellings of brick, frame, or brick and frame exterior construction ranging in size from 3,430 to 3,875 square feet of living area. The dwellings were built from 1994 to 2001. The board of review reported that the comparables each have an unfinished basement with three being either a walkout or look out style, central air conditioning, one or two fireplaces, and a 728 to 870 square foot garage. The properties sold from April to June 2019 for prices ranging from \$595,000 to \$725,000 or from \$165.78 to \$210.88 per square foot of living area, including land. Based on this evidence, the board of review requested the subject's assessment be sustained.

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). 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 record contains ten suggested comparable sales for the Board's consideration. The Board gives less weight to appellant's comparables #1, #2, and #5 as well as board of review comparables #1, #3, and #4 which differ from the subject in dwelling size.

The Board finds the best evidence of market value to be the parties' remaining comparables which are overall more similar to the subject in location, design, age, dwelling size, and some features. The comparables sold from February 2019 to March 2020 for prices ranging from \$525,000 to \$720,000 or from \$141.62 to \$185.81 per square foot of living area, including land. The subject's assessment reflects a market value of \$717,459 or \$166.39 per square foot of living area, including land, which falls at the upper end of the range established by the best comparables sales in the record and appears to be justified due to its somewhat larger dwelling size and finished basement. Based on the record and after considering adjustments to the best comparables for differences from the subject, the Board finds no reduction in the subject's estimated market value as reflected by its assessment 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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