



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

APPELLANT: Nghia The Nguyen
DOCKET NO.: 20-05097.001-R-1
PARCEL NO.: 08-18-204-012

The parties of record before the Property Tax Appeal Board are Nghia The Nguyen, 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: \$7,758
IMPR.: \$59,902
TOTAL: \$67,660

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 1-story raised ranch dwelling of aluminum siding exterior construction with 1,450 square feet of living area. The dwelling was constructed in 1991. Features of the home include a finished lower level and a 528 square foot garage. The property has an approximately 10,520 square foot site and is located in Waukegan, Waukegan 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 1.20 miles from the subject property. The comparables have sites ranging in size from 8,577 to 15,324 square feet of land area. The comparables are improved with 1-story dwellings of wood and frame exterior construction ranging in size from 1,164 to 1,400 square feet of living area that were built from 1979 to 2007. Each comparable has a basement and a garage ranging in size from 420 to 576 square feet of building area. Two comparables each have central air conditioning and one comparable has a fireplace. The comparables sold from May 2019 to June 2020 for prices

ranging from \$154,500 to \$195,000 or from \$117.86 to \$150.08 per square foot of living area, including land. 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 \$70,076. The subject's assessment reflects a market value of \$210,502 or \$145.17 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 three comparable sales located within 0.37 of a mile from the subject property. The board of review comparable #1 is the same property as the appellant's comparable #2. The comparables have sites ranging in size from 9,410 to 14,510 square feet of land area. The comparables are improved with 1-story raised ranch dwellings of wood siding, vinyl siding or aluminum siding exterior construction ranging in size from 1,040 to 1,252 square feet of living area. The dwellings were built from 1961 to 2007. Each comparable has a finished lower level, central air conditioning and a garage with either 552 or 576 square feet of building area. The comparables sold from January to October 2019 for prices ranging from \$170,000 to \$187,900 or from \$150.08 to \$163.46 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 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 a reduction in the subject's assessment is warranted, based upon the evidence in the record.

The record contains six suggested comparable sales for the Board's consideration, one of which was submitted by both parties. The Board has given less weight to the appellant's comparables #1 and #2 and the board of review comparables, which includes the common comparable, due to their difference in age, dwelling size and/or central air conditioning size when compared to the subject.

The Board finds the best evidence of market value to be the appellant's comparable sales #3 and #4. The Board finds that these comparables are similar to the subject in location, dwelling size, age and some features. The comparables sold in October 2019 and June 2020 for prices of \$165,000 and \$195,000 or for \$117.86 and \$144.12 per square foot of living area, including land. The subject's assessment reflects a market value of \$210,502 or \$145.17 per square foot of living area, including land, which falls above the range established by the best comparable sales in the record. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds a reduction in the subject's 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



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:

April 18, 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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