



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

APPELLANT: Tancuong (Chris) Trandai  
DOCKET NO.: 21-00737.001-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:** \$93,230  
**IMPR.:** \$214,426  
**TOTAL:** \$307,656

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 2021 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 0.21 of a mile from the subject property. The appellant reported that the comparables are improved with 2-story dwellings of brick or wood siding exterior construction ranging in size from 3,114 to 3,777 square feet of living area. The homes were built from 1979 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 or two fireplaces, and a garage ranging in size from 506 to 684 square feet of building area. The comparables sold from April 2020 to August 2021 for prices ranging from \$639,020 to \$799,000 or from \$169.19 to \$245.77 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 \$307,656. The subject's assessment reflects a market value of \$925,281 or \$252.60 per square foot of living area, land included, when using the 2021 three-year average median level of assessment for Lake County of 33.25% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment, the board of review submitted information on seven comparable sales located within 0.97 miles from the subject property.<sup>1</sup> The board of review reported that the comparables are improved with 1.5-story to 2-story dwellings of brick, wood siding, or brick and wood siding exterior construction ranging in size from 2,352 to 3,951 square feet of living area. The dwellings were built from 1941 to 2004 with comparable #5 having an effective year built of 1987. The comparables have basements with three having finished area. Six comparables have central air conditioning. Each comparable has one to three fireplaces, and a garage ranging in size from 420 to 896 square feet of building area. The comparables sold from July 2020 to April 2021 for prices ranging from \$950,000 to \$1,132,500 or from \$296.13 to \$437.93 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 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 parties submitted a total of 12 comparable sales to support their respective positions before the Property Tax Appeal Board. The Board gives less weight to the appellant's comparable #2 due to a lack of a basement foundation when compared to the subject. The Board gives less weight board of review comparables #1, #2 and #5 which are considerably older dwellings when compared to the subject and the parties' remaining comparables. Reduced weight was also given to board of review comparable #7 due to its significantly smaller dwelling size when compared the subject.

The Board finds the best evidence of market value to be the parties' seven remaining comparables which have varying degrees of similarity to the subject in location, design, dwelling size, age and features. The properties sold from June 2020 to August 2021 for prices ranging from \$639,020 to \$1,132,500 or from \$169.19 to \$301.67 per square foot of living area, land

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<sup>1</sup> The Board renumbered the board of review's second set of two comparables as #6 and #7.

included. The subject's assessment reflects a market value of \$925,281 or \$252.60 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.



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Chairman



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Member



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Member

\_\_\_\_\_  
Member



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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: June 27, 2023



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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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APPELLANT

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COUNTY

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