



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

APPELLANT: Hong Wang  
DOCKET NO.: 21-01489.001-R-1  
PARCEL NO.: 10-05-104-029

The parties of record before the Property Tax Appeal Board are Hong Wang, the appellant, by attorney Gregory Riggs, of Tax Appeals Lake County in Lake Zurich; 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:** \$17,959  
**IMPR.:** \$82,124  
**TOTAL:** \$100,083

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 vinyl siding and brick exterior construction with 3,803 square feet of living area. The dwelling was built in 2003. Features of the home include a walkout basement, central air conditioning, one fireplace, 4.5 bathrooms, and a 680 square foot garage. The property has an approximately 9,060 square foot site and is located in Round Lake, Fremont 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 located within 0.32 of a mile from the subject and with two of these having the same assessment neighborhood code as the subject property. The comparables have sites that range in size from 9,410 to 11,270 square feet of land area. The properties are improved with 2-story dwellings of vinyl siding or vinyl siding and brick exterior construction ranging in size from 3,065 to 4,087 square feet of living area. The

dwellings were built in either 2002 or 2006. The comparables each have an unfinished basement with one being a walkout style. Each comparable has central air conditioning, one fireplace, 2.5 or 3.0 bathrooms, and a garage that ranges in size from 484 to 696. The properties sold from July 2019 to August 2020 for prices ranging from \$242,900 to \$311,700 or from \$74.28 to \$79.25 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$94,990 which reflects a market value of \$284,998 or \$74.94 per square foot of living area, land included, when applying 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 \$109,702. The subject's assessment reflects a market value of \$329,931 or \$86.76 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.

The board of review's evidence included an aerial map disclosing that the subject property backed up to a biking and hiking trail and open land maintained by the homeowners association. The board of review opined that the subject benefited from its location, without providing supporting documentation to support this opinion..

In support of its contention of the correct assessment the board of review submitted information on five comparable sales located within 0.47 of a mile from the subject and with four of these in the same assessment neighborhood code as the subject property. Board of review comparable #5 is the same property as the appellant's comparable #3. The comparables have sites that range in size from 9,150 to 15,800 square feet of land area. The properties are improved with 2-story dwellings of vinyl siding, vinyl siding and stone, or vinyl siding and brick exterior construction ranging in size from 2,924 to 4,087 square feet of living area. The homes were built from 2002 to 2006. The comparables are each reported to have a basement with one being a walkout style with finished area. Each comparable has central air conditioning, one fireplace, 2.5 to 3.5 bathrooms, and a garage that ranges in size from 440 to 670 square feet of building area. The properties sold from July 2019 to April 2021 for prices ranging from \$242,900 to \$329,900 or from \$76.27 to \$112.82 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

### **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 parties submitted seven suggested comparable sales for the Board's consideration, including one sale shared by both parties. The Board gives less weight to the appellant's comparable #2 as well as board of review comparables #1 through #4 which are less similar to the subject in dwelling size when compared to other comparables in this record and/or has basement finish,

unlike the subject. Additionally, the appellant's comparable #1 has a 2019 sale date which occurred less proximate in time to the subject's January 1, 2021 assessment date at issue than other comparables in this record.

The Board finds the best evidence of market value to be the appellant's comparable #1 and the appellant's comparable #3/board of review comparable #5 which sold proximate in time to the subject's assessment date at issue and are overall more similar to the subject in design, age, dwelling size, and other features. These properties sold in July and August 2020 for prices of \$290,000 and \$311,700 or of \$74.28 and \$76.27 per square foot of living area, land included, respectively. The subject's assessment reflects a market value of \$329,931 or \$86.76 per square foot of living area, land included, which falls above the two best comparable sales in this record and is excessive. Based on this record and after considering appropriate adjustments to the two best comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by the assessment is not supported and 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



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:

November 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

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Hong Wang, by attorney:  
Gregory Riggs  
Tax Appeals Lake County  
830 West IL Route 22  
Suite 286  
Lake Zurich, IL 60047

COUNTY

Lake County Board of Review  
Lake County Courthouse  
18 North County Street, 7th Floor  
Waukegan, IL 60085