



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

APPELLANT: Hong Wang
DOCKET NO.: 21-01491.001-R-1
PARCEL NO.: 10-08-206-005

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 **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: \$19,209
IMPR.: \$78,196
TOTAL: \$97,405

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 exterior construction with 3,431 square feet of living area. The dwelling was built in 2005. Features of the home include a basement with finished area, central air conditioning, one fireplace, and a 612 square foot garage. The property has an approximately 12,070 square foot site and is located in Round Lake, Fremont Township, Lake County. The Residential Appeal form indicates the dwelling is not owner-occupied.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales located in the same assessment neighborhood code as the subject property and within 0.15 of a mile from the subject. The comparables have sites that range in size from 12,070 to 16,310 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 3,368 to 3,591 square feet of living area. The dwellings were built in either 2005 or 2006. Each comparable has a basement with one having finished area, central air conditioning, one fireplace, and a garage that ranges in size from 600 to 660. The properties sold from April 2018 to October 2019 for prices ranging from \$252,500 to \$285,000 or from \$74.97 to \$83.01 per square foot of living area, land included. The appellant also submitted a copy of PTAB final decision 19-06738 which reduced the subject's assessment to \$84,992 based on an agreement between the parties. Based on this evidence, the appellant requested the subject's assessment be reduced to \$90,369 which reflects a market value of \$271,134 or \$79.02 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 \$97,405. The subject's assessment reflects a market value of \$292,947 or \$85.38 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 a written memorandum, the board of review asserts that the appellant's assessment reduction request is based on a 2019 PTAB decision. The board of review also provided additional assessment evidence which indicates that the subject property is not owner-occupied and further asserting the so-called "rollover" provision under Section 16-185 does not apply in this appeal.

In support of its contention of the correct assessment the board of review submitted information on five comparable sales located in the same assessment neighborhood code as the subject property and within 0.25 of a mile from the subject. The comparables have sites that range in size from 13,120 to 22,030 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 2,954 to 3,669 square feet of living area. The homes were built from 2005 to 2007. Each comparable was reported to have a basement with one having finished area, central air conditioning, and a garage that ranges in size from 504 to 769 square feet of building area. Four comparables each have one or two fireplaces. The properties sold from June 2019 to June 2021 for prices ranging from \$288,000 to \$345,000 or from \$87.76 to \$114.77 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

As an initial matter, the Board recognizes that this property was the subject matter of a 2019 tax year appeal in which the subject's assessment was reduced to \$84,992 based on an agreement between the parties. The Board finds the appellant's request for an assessment reduction based

on this reduction, subject to equalization, is without merit since the subject is not owner-occupied and does not comply with the so-called “rollover” provision under Section 16-185.

The parties submitted eight suggested comparable sales for the Board’s consideration. The Board finds the parties’ comparables are similar to the subject in location, design, age, dwelling size, and other features. However, the Board gives less weight to the appellant’s comparables and board of review comparable #4 which have either a 2018 or 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 four remaining board of review comparables sold proximate in time to the subject’s assessment date at issue but lack basement finish, which is a feature of the subject, suggesting upward adjustments would be necessary for this difference to make them more equivalent to the subject. Nonetheless, these properties sold from May 2020 to June 2021 for prices ranging from \$288,000 to \$345,000 or from \$87.76 to \$114.77 per square foot of living area, land included. The subject's assessment reflects a market value of \$292,947 or \$85.38 per square foot of living area, land included, which falls within the range established by the best comparable sales in this record on an over market value basis but below this range on a price per square foot basis. Based on this record and after considering various adjustments to the best comparables for differences from the subject, the Board finds a reduction in the subject's estimated market value as reflected by its assessment is not 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:

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

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