



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

APPELLANT: Hong Wang  
DOCKET NO.: 21-01492.001-R-1  
PARCEL NO.: 10-05-301-020

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:** \$16,025  
**IMPR.:** \$93,346  
**TOTAL:** \$109,371

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 with vinyl siding and brick exterior construction with 4,089 square feet of living area. The dwelling was built in 2006. Features of the home include an unfinished basement, central air conditioning, one fireplace, and a 630 square foot garage. The property has an approximately 11,330 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 four comparable sales located in the same neighborhood code as the subject property and within 0.43 of a mile from the subject. The comparables have sites ranging in size from 10,690 to 13,330 square feet of land area. The properties are improved with 2-story dwellings of vinyl siding and brick exterior construction with either 4,074 or 4,088 square feet of living area. The homes were built in either 2004 or 2005. The comparables each

have a basement with one having finished area and one being a walkout style. Each comparable has central air conditioning and a 630 square foot garage. Three comparables each have a fireplace. The comparables sold from April 2019 to January 2021 for prices ranging from \$300,000 to \$320,000 or from \$73.64 to \$78.55 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$99,990 which reflects a market value of \$300,000 or \$73.37 per square foot of living area, land included, 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 \$109,371. The subject's assessment reflects a market value of \$328,935 or \$80.44 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 nine comparable sales located in the same assessment neighborhood code as the subject and within 0.54 of a mile from the subject. Board of review comparable #4 is the same property as the appellant's comparable #3. The comparables have sites ranging in size from 10,400 to 15,390 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 2,376 to 4,089 square feet of living area. The homes were built in 2004. Each comparable has a basement with one having finished area, central air conditioning, and a garage that ranges in size from 504 to 630 square feet of building area. Seven comparables each have one fireplace. The comparables sold from October 2019 to October 2021 for prices ranging from \$295,000 to \$380,000 or from \$78.55 to \$134.26 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 record contains a total of twelve comparable sales for the Board's consideration, one of which was submitted by both parties. The Board gives less weight to the appellant's comparables #1 and #2 as well as the appellant's comparable #3/board of review comparable #4 which have 2019 sale dates occurring less proximate in time to the subject's January 1, 2021 assessment date at issue than other comparable in this record and/or have basement finish, a feature the subject lacks. The Board also gives less weight to board of review comparables #6 through #9 which are less similar in dwelling size than other comparables in this record.

The Board finds the best evidence of market value to be the appellant's comparable #4 as well as board of review comparables #1, #2, #3 and #5. These comparables sold proximate in time to the subject's assessment date at issue and are more similar to the subject in location, design, age,

dwelling size, and most features. The five best comparables sold from January to October 2021 for prices ranging from \$310,000 to \$380,000 or from \$76.09 to \$92.93 per square foot of living area, land included. The subject's assessment reflects a market value of \$328,935 or \$80.44 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. Based on this record 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.



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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