



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

APPELLANT: Hong Wang
DOCKET NO.: 21-01493.001-R-1
PARCEL NO.: 07-09-401-024

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: \$16,071
IMPR.: \$81,314
TOTAL: \$97,385

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 two-story dwelling of wood siding exterior construction with 2,366 square feet of living area. The dwelling was constructed in 1989. Features of the home include a basement with finished area, central air conditioning and a 420 square foot garage. The property has a 31,720 square foot site and is located in Gurnee, Warren 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 that have the same assessment neighborhood code as the subject and are located within .38 of a mile from the subject property. The comparables have sites that range in size from 9,600 to 14,280 square feet of land area. The comparables are improved with two-story dwellings of wood siding exterior construction, each built in 1988 and containing 2,366 square feet of living area. The comparables each have a

basement with finished area, three of which have finished area.¹ Each comparable has central air conditioning and a 420 square foot garage. Three comparables each have a fireplace. The comparables sold from February 2019 to October 2020 for prices ranging from \$239,000 to \$289,000 or from \$101.01 to \$122.15 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$93,324, which would reflect a market value of \$280,000 or \$118.34 per square foot of living area, including land, 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 \$97,385. The subject's assessment reflects a market value of \$292,887 or \$123.79 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 five comparable sales that have the same assessment neighborhood code as the subject and are located within .37 of a mile from the subject property. The board of review's comparables #4 and #5 are the same properties as the appellant's comparables #4 and #3, respectively. The comparables have sites that range in size from 9,420 to 11,530 square feet of land area. The comparables are improved with two-story dwellings of wood siding exterior construction ranging in size from 2,076 to 2,366 square feet of living area. The dwellings were built in 1988 or 1989 with comparable #3 having a reported effective age of 1990. The board of review reported that each comparable has a basement, four of which have finished area. Each comparable has central air conditioning and a garage ranging in size from 380 to 462 square feet of building area. Two comparables each have a fireplace. The comparables sold from September 2020 to September 2021 for prices ranging from \$282,000 to \$345,000 or from \$119.19 to \$153.06 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

The board of review submitted a memorandum concerning certain aspects of the Property Tax Code that were not addressed by the appellant nor are they relevant to the appeal. Therefore, they will not be further addressed on this record.

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 seven suggested comparable sales for the Board's consideration, as two sales were common to the parties. The Board has given less weight to the appellant's comparable #1

¹ According to the Multiple Listing Service (MLS) data sheets provided by the appellant, comparables #3 and #4 each have basement finished area and/or have been updated, which was not refuted by the board of review.

due to its sale date occurring in 2019, less proximate in time to the assessment date at issue than the other comparable sales in the record and thus, less likely to be reflective of the subject's market value as of January 1, 2021. The Board has also given less weight to the appellant's comparable #2 due to its lack of finished basement area, a feature of the subject. The Board has given reduced weight to board of review comparables #1 and #3 which are less similar to the subject in dwelling size than are the remaining comparables in the record.

The Board finds the best evidence of market value to be the parties' two common comparables and board of review comparable #2, which sold proximate in time to the assessment date at issue, are identical to the subject in dwelling size and design, and similar to the subject in location, age and some features. However, all three comparables have smaller site sizes when compared to the subject, suggesting upward adjustments would be required to make the comparables more equivalent to the subject. Nevertheless, the comparables sold from September 2020 to May 2021 for prices ranging from \$282,000 to \$344,900 or from \$119.19 to \$145.77 per square foot of living area, including land. The subject's assessment reflects a market value of \$292,887 or \$123.79 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 no reduction in the subject's estimated market value as reflected by its 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: _____

July 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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