



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

APPELLANT: Frances Tu  
DOCKET NO.: 21-02783.001-R-1  
PARCEL NO.: 14-13-202-040

The parties of record before the Property Tax Appeal Board are Frances Tu, the appellant, by attorney Abby L. Strauss, of Schiller Law 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:** \$82,531  
**IMPR.:** \$263,389  
**TOTAL:** \$345,920

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 brick exterior construction with 6,008 square feet of living area. The dwelling was constructed in 2005. Features of the home include an unfinished basement, central air conditioning, three fireplaces, and a garage containing 936 square feet of building area. The property has a 40,080 square foot site and is located in Long Grove, Ela 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 within .28 of a mile of the subject and within the subject's assessment neighborhood. The comparables consist of two-story dwellings of brick exterior construction ranging in size from 4,996 to 7,162 square feet of living area. The homes were built in 2005 or 2006. Each dwelling has central air conditioning, one to three fireplaces, an unfinished basement, and a garage ranging in size from 736 to 1,397 square

feet of building area. Comparable #3 has an inground swimming pool. The parcels range in size from 27,080 to 42,960 square feet of land area. The comparables sold from July 2019 to October 2020 for prices ranging from \$773,500 to \$1,110,000 or from \$154.82 to \$158.73 per square foot of living area, including land. Based on this evidence, the appellant requested a reduced assessment of \$312,825, for an estimated market value of \$938,568 or \$156.22 per square foot of living area, including land, 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 \$345,920. The subject's assessment reflects a market value of \$1,040,361 or \$173.16 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 located within .38 of a mile of the subject, four of which are in the subject's assessment neighborhood. The comparables consist of two-story or part one-story and part two-story<sup>1</sup> dwellings of brick or brick and wood siding exterior construction ranging in size from 5,174 to 5,961 square feet of living area. The dwellings were built from 2001 to 2006. Each dwelling has central air conditioning, two to five fireplaces, an unfinished basement, and a garage ranging in size from 897 to 1,122 square feet of building area. Comparable #3 has an inground swimming pool. The parcels range in size from 40,010 to 82,460 square feet of land area. The comparables sold from March 2020 to September 2021 for prices ranging from \$990,000 to \$1,360,000 or from \$186.65 to \$228.15 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In rebuttal, the appellant noted that board of review comparable #4 is located in a different neighborhood code than the subject.

### **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 nine comparable sales to support their respective positions before the Property Tax Appeal Board. The Board gives less weight to the appellant's comparables, which differ from the subject in dwelling size, or inground swimming pool amenity. Additionally, appellant comparable #1 sold less proximate to the January 1, 2021 valuation date

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<sup>1</sup> Although the board of review's grid describes comparable #2 as a one-story dwelling, the grid reports a 2,375 square foot ground floor and 5,898 square feet of above ground living area, indicating that this property is a part two-story dwelling.

at issue. The Board also gives reduced weight to board of review comparables #3 and #4 due to differences from the subject in site size or inground swimming pool amenity.

The Board finds the best evidence of market value to be board of review comparable sales #1, #2, and #5, which sold proximate to the valuation date at issue and are similar to the subject in age, location, dwelling size, and features. These most similar comparables sold from March 2020 to July 2021 for prices ranging from \$990,000 to \$1,360,000 or from \$186.65 to \$228.15 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,040,361 or \$173.16 per square foot of living area, including land, which is within the range established by the best comparable sales in this record overall and below the range on a per-square-foot basis. Based on this evidence and after considering adjustments to the best comparables for differences when compared to the subject, 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:

October 17, 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

Frances Tu, by attorney:  
Abby L. Strauss  
Schiller Law P.C.  
33 North Dearborn  
Suite 1130  
Chicago, IL 60602

COUNTY

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