



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

APPELLANT: Guang Qin
DOCKET NO.: 21-03310.001-R-1
PARCEL NO.: 15-30-205-002

The parties of record before the Property Tax Appeal Board are Guang Qin, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld and Associates, LLC in Chicago, and the Lake County Board of Review.¹

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: \$36,411
IMPR.: \$185,735
TOTAL: \$222,146

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 4,058 square feet of living area. The dwelling was built in 1988 and is approximately 33 years old. Features of the home include a basement finished with a recreation room, central air conditioning, two fireplaces, and a 552 square foot garage. The property has a 44,386 square foot site and is located in Long Grove, Vernon Township, Lake County.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on four equity comparables with the same assessment neighborhood code as the subject. The comparables are improved with two-story dwellings of brick or wood siding exterior construction ranging in size

¹ The parties agreed to forgo the scheduled virtual hearing on this case and have the Board issue a decision based on the evidence in the record.

from 3,908 to 4,642 square feet of living area. The dwellings are 21 to 33 years old. The appellant reported each comparable has basement with two having finished area. Each comparable also has central air conditioning, one or three fireplaces and a garage that ranges in size from 450 to 926 square feet of building area. The comparables have improvement assessments that range from \$158,120 to \$179,824 from \$35.73 to \$44.77 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$234,567. The subject property has an improvement assessment of \$198,156 or \$48.83 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on four equity comparables with the same assessment neighborhood code as the subject. Board of review comparables #2 and #4 are the same properties as appellant's comparables #1 and #4, respectively. The comparables are improved with two-story dwellings of brick or wood siding exterior construction ranging in size from 3,648 to 4,426 square feet of living area. The dwellings were built in 1988. The comparables each have a basement, one of which is a walkout design and three of which are finished with a recreation room. Each comparable has also central air conditioning, one to three fireplaces, and a garage ranging in size from 450 to 888 square feet of building area. The comparables have improvement assessments that range from \$158,120 to \$183,659 or from \$35.73 to \$50.35 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains a total of six suggested equity comparables for the Board's consideration as two comparables were common to both parties. The Board gives less weight to appellant's comparable #3 due to difference in age when compared to the subject.

The Board finds the best evidence of assessment equity to be the parties' remaining comparables which includes the two common comparables. These five comparables are most similar to the subject in age and dwelling size with varying degrees of similarity in features as two comparables have unfinished basements, three comparables have more finished basement area, and four comparables have a larger garage. Nevertheless, these comparables have improvement assessments ranging from \$158,120 to \$183,659 or from \$35.73 to \$50.35 per square foot of living area. Of these comparables, the Board gives most weight to the parties' common comparable (appellant's comparable #4/board of review comparable #4) which is most similar to

the subject in age, dwelling size and garage size. However, this comparable requires an upward adjustment for its unfinished basement when compared to the subject which has 420 square feet of finished basement area. The subject's improvement assessment of \$198,156 or \$48.83 per square foot of living area falls within the range established by the best comparables in the record on a per square foot basis but above on an overall basis. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds the appellant demonstrates with clear and convincing evidence that the subject's improvement was inequitably assessed 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

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: January 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

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