



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

APPELLANT: Young Ran Yi
DOCKET NO.: 21-03692.001-R-1
PARCEL NO.: 06-28-206-018

The parties of record before the Property Tax Appeal Board are Young Ran Yi, the appellant, by Jessica Hill-Magiera, Attorney at Law 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: \$11,246
IMPR.: \$85,935
TOTAL: \$97,181

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 2,361 square feet of living area. The dwelling was constructed in 2001. Features of the home include a basement with 994 square feet of finished area, central air conditioning, one fireplace and a 460 square foot garage. The property has a 7,870 square foot site and is located in Hainesville, Avon 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 are located within .08 of a mile from the subject. The comparables have sites with either 7,405 or 12,642 square feet of land area that are improved with 2-story dwellings of vinyl siding exterior construction with either 2,174 or 2,361 square feet of living area. The dwellings were built from 2000 to 2002. Each comparable has a basement, central air conditioning, one fireplace, and a garage with either 400 or 420 square feet of building area. The comparables sold from March 2020 to July 2021 for

prices ranging from \$135,500 to \$286,100 or from \$62.33 to \$121.18 per square foot of living area, including land. Based on this evidence the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$97,181. The subject's assessment reflects a market value of \$292,274 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 four comparable sales that are located within .14 of a mile from the subject. Board of review comparable #3 is the same sale as appellant's comparable #4. The comparables have sites ranging in size from 6,970 to 7,410 square feet of land area that are improved with 2-story dwellings of vinyl siding exterior containing either 2,174 or 2,361 square feet of living area. The dwellings were built in 2001 or 2002 and have basements, one of which has finished area. Each comparable has central air conditioning, one fireplace, and a garage with either 400 or 420 square feet of building area. The board of review noted three of the four comparables lack finished basement area. The comparables sold from April to September 2021 for prices ranging from \$271,700 to \$290,000 or from \$115.08 to \$133.39 per square foot of living area, including land. Based on this evidence the board of review requested confirmation of the subject's assessment.

In written rebuttal, the appellant's counsel noted the county comparables are acceptable sales.

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 seven comparable sales for the Board's consideration as one comparable was common to both parties. The Board gives less weight to the appellant's comparables #1, #2 and #3 as well as board of review comparables #1 and #2 due to differences in dwelling size when compared to the subject.

The Board finds the best evidence of market value to be the parties' common comparable and board of review comparable #4 which are identical or nearly identical to the subject in location, age, dwelling size and some features. However, each comparables lacks finished basement area when compared to the subject which has 994 square feet of finished basement area. These comparables sold in July or September 2021 for prices of \$271,700 and \$286,100 or for \$115.08 and \$121.18 per square foot of living area, including land. The subject's assessment reflects a market value of \$292,274 or \$123.79 per square foot of living area, including land, which falls above the two best comparables in the record. However, after considering adjustments to the

best comparables for differences including basement finished area when compared to the subject, the Board finds the subject's higher estimated market value as reflected by its assessment is supported and 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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APPELLANT

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COUNTY

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