



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

APPELLANT: Jiangping Xiao  
DOCKET NO.: 21-03823.001-R-1  
PARCEL NO.: 16-36-123-006

The parties of record before the Property Tax Appeal Board are Jiangping Xiao, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Lake Forest; 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:** \$53,613  
**IMPR.:** \$96,289  
**TOTAL:** \$149,902

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 1.5-story dwelling of stucco exterior construction with 1,538 square feet of living area. The dwelling was constructed in 1928 and has an effective age of 1958. Features of the home include a basement with finished area, central air conditioning, a fireplace, and a 400 square foot garage. The property has an approximately 5,200 square foot site and is located in Highland Park, Moraine Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales located within 0.12 of a mile from the subject. The parcels range in size from 5,197 to 6,499 square feet of land area and are improved with 1.75-story or 2-story homes ranging in size from 1,354 to 1,612 square feet of living area. The dwellings were built from 1942 to 1951 with comparable #2 having an effective age of 1968. Each home has a basement and central air conditioning. Two homes each have a fireplace

and two homes each have a 299 or a 396 square foot garage. The comparables sold from January 2020 to March 2021 for prices ranging from \$345,000 to \$462,000 or from \$251.70 to \$286.60 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 \$149,902. The subject's assessment reflects a market value of \$450,833 or \$293.13 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 located within 0.56 of a mile from the subject. Comparable #3 is the same property as the appellant's comparable #3. The parcels range in size from 5,200 to 5,250 square feet of land area and are improved with 1.5-story or 2-story homes of stucco, wood siding, brick and aluminum siding, or brick and wood siding exterior construction. The dwellings range in size from 1,477 to 1,612 square feet of living area and were built from 1927 to 1951 and have effective ages ranging from 1957 to 1972. Three homes each have a basement with finished area and one home has a crawl space foundation. Each home has central air conditioning. Three homes each have a fireplace and three homes each have a garage ranging in size from 396 to 483 square feet of building area. The comparables sold from December 2020 to August 2021 for prices ranging from \$442,000 to \$625,000 or from \$286.60 to \$390.14 per square foot of living area, including land. 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 six comparable sales, with one common sale, for the Board's consideration. The Board gives less weight to the appellant's comparables #1 and #2, the appellant's comparable #3/board of review's comparable #3, due to substantial differences from the subject in age/effective age, dwelling size, and/or garage amenity. The Board gives less weight to the board of review's comparable #4, which sold for considerably more than the other comparables in this record, indicating this sale was an outlier.

The Board finds the best evidence of market value to be the board of review's comparables #1 and #2, which are similar to the subject in dwelling size, age/effective age, location, site size, and features, although one of these comparables lacks a basement that is a feature of the subject, suggesting an upward adjustment to this comparable would be needed to make it more equivalent to the subject. These two most similar comparables sold for prices of \$442,000 and \$477,000 or from \$299.26 and \$317.37 per square foot of living area, including land, respectively. The

subject's assessment reflects a market value of \$450,833 or \$293.13 per square foot of living area, including land, which is bracketed by the best comparable sales in terms of total market value and below the best comparables on a price per square foot basis. Based on this evidence and after considering appropriate adjustments to the best comparables for differences from 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:

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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COUNTY

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