



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

APPELLANT: Yun Sun Lee
DOCKET NO.: 21-04208.001-R-1
PARCEL NO.: 07-10-101-022

The parties of record before the Property Tax Appeal Board are Yun Sun Lee, 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: \$17,937
IMPR.: \$131,468
TOTAL: \$149,405

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 3,605 square feet of living area. The dwelling was constructed in 1999. Features of the home include a full basement with finished area, central air conditioning, a fireplace and a 640 square foot garage. The property has an approximately 12,020 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 three comparable sales located in the same assigned neighborhood code as the subject and within .18 of a mile from the subject. In a brief, appellant noted that comparable #1 has a larger basement and garage when compared to the subject while comparable #2 has additional bathroom fixtures in comparison to the subject. The comparable parcels range in size from 12,001 to 13,822 square feet of land area and are each improved with a

two-story dwelling of wood siding exterior construction. The dwellings were built in either 1999 or 2000 and range in size from 3,132 to 3,461 square feet of living area. Each dwelling has an unfinished basement, central air conditioning, a fireplace and a garage ranging in size from 483 to 672 square feet of building area. The comparables sold from July 2020 to May 2021 for prices ranging from \$368,000 to \$415,500 or from \$115.98 to \$123.56 per square foot of living area, including land.

Based on this evidence, the appellant requested a total reduced assessment of \$141,782 which would reflect a market value of \$425,389 or \$118.00 per square foot of living area 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 \$149,405. The subject's assessment reflects a market value of \$449,338 or \$124.64 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 three comparable sales located in the same assigned neighborhood code as the subject and within .18 of a mile from the subject. The comparable parcels range in size from 12,240 to 15,960 square feet of land area and are each improved with a two-story dwelling of wood siding exterior construction. The dwellings were built in either 1997 or 1999 and contain either 3,056 or 3,621 square feet of living area. Each dwelling has a basement with finished area, central air conditioning, a fireplace and a garage of either 650 or 672 square feet of building area. Comparable #1 has an inground swimming pool. The comparables sold from March 2020 to June 2021 for prices ranging from \$409,000 to \$491,100 or from \$133.84 to \$153.80 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 parties submitted a total of six comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to the appellant's comparables which, as reported by the appellant, lack basement finish which is a feature of the subject. In contrast, each of the board of review comparable sales report finished basement area making them more similar to the subject when all other features of location, age, design and dwelling size are relatively similar to the subject, with a further downward adjustment necessitated for board of review comparable #1 having a swimming pool that is not a feature of the subject.

The Board finds the best evidence of market value to be the board of review comparable sales. These most similar comparables sold from March 2020 to June 2021 for prices ranging from \$409,000 to \$491,100 or from \$133.84 to \$153.80 per square foot of living area, including land. The subject's assessment reflects a market value of \$449,338 or \$124.64 per square foot of living area, including land, which is within the range established by the best comparable sales in this record in terms of overall value and below the range on a square foot basis. Based on this evidence and thorough analysis, after considering necessary adjustments to the best comparables in the record 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: January 16, 2024



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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