



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

APPELLANT: Xueshun Nai
DOCKET NO.: 21-04216.001-R-1
PARCEL NO.: 07-17-402-027

The parties of record before the Property Tax Appeal Board are Xueshun Nai, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Hawthorn Woods, 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: \$20,041
IMPR.: \$99,006
TOTAL: \$119,047

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 frame exterior construction with 2,636 square feet of living area. The dwelling was constructed in 1992. Features of the home include an unfinished basement, a fireplace and a 490 square foot garage. The property has a 15,629 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 four comparable sales located in the same neighborhood code as the subject and within .41 of a mile from the subject. The comparable parcels range in size from 11,761 to 15,769 square feet of land area and are each improved with a two-story dwelling of wood frame exterior construction. The homes were built between 1992 and 1994 and range in size from 2,176 to 2,370 square feet of living area. Each home has a basement, none of which are reported to have finished area, central air conditioning, a fireplace and a garage ranging in

size from 400 to 440 square feet of building area. The appellant further asserted that comparable #4 was a “recent rehab.” In support of this, the appellant submitted a copy of the Multiple Listing Service (MLS) data sheet depicting that the property was rehabbed in 2012 and also indicating the basement has finished area. The comparable properties sold from July 2020 to April 2021 for prices ranging from \$284,900 to \$345,000 or from \$127.00 to \$158.55 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduced total assessment of \$116,851 which reflects a market value of \$350,588 or \$133.00 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 \$119,047. The subject's assessment reflects a market value of \$358,036 or \$135.83 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 in the same neighborhood code as the subject and within .45 of a mile from the subject. The comparable parcels range in size from 10,000 to 15,680 square feet of land area and are each improved with a two-story dwelling of wood frame exterior construction. The homes were built between 1992 and 1994 and range in size from 2,297 to 2,612 square feet of living area. Each home has a basement, two of which have finished area. Features include central air conditioning, a fireplace and a garage ranging in size from 420 to 651 square feet of building area. The comparables sold from April to December 2021 for prices ranging from \$353,000 to \$415,000 or from \$153.25 to \$163.18 per square foot of living area, including land.

Based on this evidence, the board of review requested confirmation of the subject’s estimated market value as reflected by its 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 submit a total of nine comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant’s comparable #4 and board of review comparables #4 and #5, each of which have finished basement area, not a feature of the subject dwelling.

The appellant’s comparables #1, #2 and #3 along with board of review comparables #1, #2 and #3 present varying degrees of similarity to the subject in size and features. The Board recognizes

that each of these remaining comparables are superior to the subject dwelling by having central air conditioning which is not a feature of the subject. These most similar comparables sold from July 2020 to December 2021 for prices ranging from \$284,900 to \$415,000 or from \$127.00 to \$163.18 per square foot of living area, including land. The subject's assessment reflects a market value of \$358,036 or \$135.83 per square foot of living area, including land, which is within the range established by the best comparable sales in this record both in terms of overall value and on a square-foot basis. Based on this evidence and after considering appropriate adjustments to the best comparables for differences, such as air conditioning, when compared to the subject, and the subject's larger size than each of the best comparables given the principle of the economies of scale, 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: March 26, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Xueshun Nai, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
40 Landover Parkway
Suite 3
Hawthorn Woods, IL 60047

COUNTY

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