



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

APPELLANT: Jessica Xu  
DOCKET NO.: 21-04904.001-R-1  
PARCEL NO.: 07-07-305-016

The parties of record before the Property Tax Appeal Board are Jessica Xu, 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:** \$11,262  
**IMPR.:** \$53,133  
**TOTAL:** \$64,395

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 bi-level<sup>1</sup> dwelling of wood siding exterior construction with 925 square feet of above ground living area. The dwelling was constructed in 1963. Features of the home include a lower level with finished area, central air conditioning and a 528 square foot garage. The property has an approximately 11,280 square foot site and is located in Gurnee, Warren 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 12 equity comparables that have the same assessment neighborhood code as the subject and are located

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<sup>1</sup> The parties differ as to the description of the subject dwelling. The Board finds the best description of the subject dwelling is found in the subject's property record card provided by the board of review, which described the dwelling as a bi-level design.

within .40 of a mile from the subject property. The appellant reported the comparables are improved with one-story dwellings of wood frame exterior construction ranging in size from 925 to 1,025 square feet of above ground living area. The dwellings were built from 1960 to 1967. Ten comparables each have central air conditioning, four comparables each have a fireplace and 11 comparables each have a garage ranging in size from 300 to 1,020 square feet of building area. The comparables have improvement assessments ranging from \$47,500 to \$59,995 or from \$51.27 to \$61.51 per square foot of above ground living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$50,140 or \$54.21 per square foot of above ground living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$64,395. The subject property has an improvement assessment of \$53,133 or \$57.44 per square foot of above ground living area.

In support of its contention of the correct assessment, the board of review submitted information on five equity comparables that have the same assessment neighborhood code as the subject and are located within .32 of a mile from the subject property. The board of review's comparables #1, #2, #4 and #5 are the same properties as the appellant's comparables #2, #5, #3 and #12, respectively.<sup>2</sup> The comparables are improved with bi-level dwellings of wood siding exterior construction ranging in size from 925 to 1,025 square feet of above ground living area. The dwellings were built from 1961 to 1967. Each comparable has a lower level with finished area, central air conditioning and a garage ranging in size from 300 to 672 square feet of building area. Four comparables each have a fireplace. The comparables have improvement assessments ranging from \$51,898 to \$59,995 or from \$55.80 to \$61.51 per square foot of above ground 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains a total of 13 suggested equity comparables for the Board's consideration, as four comparables were common to the parties. The Board has given less weight to the appellant's comparables #1, #4 and #6 through #11 which were described as one-story dwellings with no finished lower level, when compared to the subject's bi-level design that has a lower level with finished area. Additionally, the appellant's comparables #8 and #10 lack central air

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<sup>2</sup> The board of review described the four common comparables as bi-level dwellings with finished lower levels, which was unrefuted by the appellant.

conditioning, the appellant's comparable #6 lacks a garage and the appellant's comparable #11 has a considerably larger garage size, when compared to the subject.

The Board finds the best evidence of assessment equity to be the comparables submitted by the board of review, which includes the parties' four common comparables. The Board finds these five comparables are bi-level dwellings with finished lower levels, like the subject and are similar to the subject in location, dwelling size, age and some features. These best comparables have improvement assessments that range from \$51,898 to \$59,995 or from \$55.80 to \$61.51 per square foot of above ground living area. The subject's improvement assessment of \$53,133 or \$57.44 per square foot of above ground living area falls within the range established by the best comparables in the record. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed 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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COUNTY

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