



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

APPELLANT: Richard Ziqi Lu  
DOCKET NO.: 21-04927.001-R-1  
PARCEL NO.: 15-07-214-005

The parties of record before the Property Tax Appeal Board are Richard Ziqi Lu, 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:** \$22,439  
**IMPR.:** \$103,987  
**TOTAL:** \$126,426

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 is improved with a two-story dwelling of wood siding exterior construction containing 2,474 square feet of living area. The dwelling was built in 1993. Features of the home include an unfinished basement, central air conditioning, and an attached garage with 484 square feet of building area. The property has a 14,988 square foot site located in Vernon Hills, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant listed four comparables on the grid analysis, however, only three of the comparables were reported to have sold.<sup>1</sup> The three sales are improved with two-story dwellings of frame construction with either 2,611 or 2,643 square feet of living area. The homes were built in 1990.

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<sup>1</sup> The appellant provided no information with respect to a sale date or price for comparable #3, therefore, this property will not be further discussed.

Each comparable has a basement that is partially finished, central air conditioning, one fireplace, and an attached garage with either 420 or 497 square feet of building area. The comparables are located within .63 of a mile from the subject and have sites ranging in size from 7,524 to 14,140 square feet of land area. The comparable properties sold from February 2020 to August 2020 for prices ranging from \$345,000 to \$425,000 or from \$132.13 to \$160.80 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$117,916.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$126,426. The subject's assessment reflects a market value of \$380,229 or \$153.69 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 improved with two-story dwellings of wood siding or brick and wood siding exterior construction that range in size from 2,280 to 2,611 square feet of living area.<sup>2</sup> The homes were built from 1989 to 1992. Each comparable has a basement with two having finished area, central air conditioning, one or two fireplaces and an attached garage ranging in size from 400 to 484 square feet of building area. The comparables are located from .19 to .46 of one mile to the subject property with sites ranging in size from 10,750 to 19,790 square feet of land area. The sales occurred from March 2021 to September 2021 for prices ranging from \$435,000 to \$527,500 or from \$181.92 to \$202.03 per square foot of living area, including land.

### **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 eight comparable sales submitted by the parties to support their respective positions. The comparables are similar to the subject in location, style, age, size and most features with the exception that five have finished basement area and each has one or two fireplaces, amenities the subject property does not have, suggesting downward adjustments to the comparables would be appropriate to make them more equivalent to the subject property. The comparable properties submitted by the parties sold for prices ranging from \$345,000 to \$527,500 or from \$132.13 to \$202.03 per square foot of living area, including land. The subject's assessment reflects a market value of \$380,229 or \$153.69 per square foot of living area, including land. The subject's assessment reflects a market value within the range of these sales but is below the overall price of six of the comparables and below six of the comparables

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<sup>2</sup> The board of review stated on its grid analysis that comparables #1 and #3 have a story height of "1", however, the board of review further reported these properties have ground floor areas of 899 square feet and above ground living areas of 2,611 square feet, which indicates these comparables are improved with two-story dwellings.

on a price per square foot of living area basis. Based on this evidence the Board finds the assessment of the subject property as established by the board of review is correct 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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