



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

APPELLANT: Xiangdong Zhou
DOCKET NO.: 21-04953.001-R-1
PARCEL NO.: 15-18-302-027

The parties of record before the Property Tax Appeal Board are Xiangdong Zhou, 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: \$49,636
IMPR.: \$223,797
TOTAL: \$273,433

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 brick and Dryvit exterior construction with 4,437 square feet of living area. The dwelling was constructed in 1994. Features of the home include a basement with finished area, central air conditioning, three fireplaces and a 776 square foot garage. The property has an approximately 56,296 square foot site and is located in Long Grove, Vernon 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 0.75 of a mile from the subject property. The comparables have sites that range in size from 34,186 to 46,890 square feet of land area and are improved with two-story dwellings of brick exterior construction that range in size from 4,406 to 5,291 square feet of living area. The dwellings were built in 1995 or 1996. Each comparable has a basement with finished area, central air conditioning, two or three

fireplaces and a garage ranging in size from 655 to 985 square feet of building area. The properties sold from July to December 2020 for prices ranging from \$665,000 to \$850,000 or from \$125.69 to \$192.92 per square foot of living area, land included.

The appellant also submitted a copy of the Multiple Listing Service (MLS) sheet on its comparable #3 which depicted the property to have been updated in 2016. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$205,560 which reflects a market value of \$616,742 or \$139.00 per square foot of living area, land included, 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 \$273,433. The subject's assessment reflects a market value of \$822,355 or \$185.34 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 0.70 of a mile from the subject property. Board of review comparable #1 is the same property as the appellant's comparable #3. The comparables have sites that range in size from 33,030 to 47,310 square feet of land area and are reported to be improved with one-story or two-story dwellings¹ of brick or brick and Dryvit exterior construction that range in size from 4,231 to 5,218 square feet of living area. The homes were built from 1994 to 1996. Each comparable has a basement with finished area, central air conditioning, two or three fireplaces and a garage ranging in size from 774 to 1,272 square feet of building area. The properties sold from August 2020 to July 2021 for prices ranging from \$850,000 to \$980,000 or from \$186.85 to \$218.80 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 six comparable sales for the Board's consideration, as one property was common to both parties. The Board gives less weight to appellant comparable #1 and board of review comparable #3 which differ from the subject in dwelling size and/or garage size.

The Board finds the best evidence of market value to be appellant comparables #2 and #3 along with board of review comparables #1, #2 and #4, including the common property, which are more similar to the subject in location, age, design, dwelling size and other features. These

¹ Board of review comparable #4 has 1,223 square feet of ground floor living area and 4,479 square feet of above ground floor living area, suggesting this property is part two-story.

comparables sold from September 2020 to July 2021 for prices ranging from \$672,500 to \$980,000 or from \$133.78 to \$218.80 per square foot of living area, including land. Removing the high and low sales, appellant comparable #2 and board of review comparable #4, results in a tighter value range of \$850,000 and \$875,000 or for \$192.92 and \$206.81 per square foot of living area, land included, respectively. The subject's assessment reflects a market value of \$822,355 or \$185.34 per square foot of living area, including land, which falls below the two best comparables, with the narrowest range, contained in the record. After considering appropriate adjustments to the comparables for differences from the subject, the Board finds a reduction in the subject's assessment is not warranted.

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:

August 22, 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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