



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

APPELLANT: Jiangping Xiao
DOCKET NO.: 21-05032.001-R-1
PARCEL NO.: 16-28-406-006

The parties of record before the Property Tax Appeal Board are Jiangping Xiao, 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: \$75,702
IMPR.: \$72,321
TOTAL: \$148,023

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 one-story dwelling of brick exterior construction with 1,616 square feet of living area.¹ The dwelling was constructed in 1956. Features of the home include a lower level, central air conditioning, a fireplace and a 320 square foot garage. The property has an approximately 14,300 square foot site and is located in Highland Park, West Deerfield Township, Lake County.

¹ Additional details regarding the subject not reported by the appellant and/or provided by the board of review have been confirmed and/or drawn from the subject's property record card presented by the board of review. Of note, the property record card indicates the land assessment is based upon the "front foot" method, although neither party provided the front foot measurements of the subject and/or any of the comparable parcels. Thus, the Board will analyze this appeal as the parties have utilizing the square foot unit of measure.

The appellant contends assessment inequity regarding the land assessment as the basis of the appeal. In support of this argument, the appellant submitted information on twelve equity comparables located within the same assessment neighborhood code as the subject and within .12 of a mile from the subject. The parcels range in size from 14,601 to 15,002 square feet of land area and have land assessments ranging from \$65,233 to \$75,505 or from \$4.47 to \$5.12 per square foot of land area.

Based on this evidence, the appellant requested a reduction in the subject's land assessment to \$70,933 or \$4.96 per square foot of land area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$148,023. The subject property has a land assessment of \$75,702 or \$5.29 per square foot of land area.

In support of its contention of the correct assessment, the board of review submitted information on ten equity comparables, where the second page of comparables were identified as comparables #6 through #10. Board of review comparable #3 is the same property as appellant's comparable #10. Eight of the board of review comparables are located within the same assessment neighborhood code as the subject. The ten parcels range in size from 7,150 to 14,850 square feet of land area and have land assessments ranging from \$37,850 to \$79,728 or from \$5.12 to \$5.86 per square foot of land area.

In addition, the board of review submitted a location map depicting the subject and board of review comparables. The board of review asserted that these properties are within one block of the subject and within the subject's "Briargate Villas/Richfield" assessment neighborhood.

Based on this evidence and argument, the board of review requested confirmation of the subject's land assessment.

Conclusion of Law

The appellant contends assessment inequity as the basis of the appeal concerning the land. 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 land assessment is not warranted.

The record contains a total of twenty-one (21) land equity comparables for the Board's consideration. The Board gives less weight to appellant's comparable #12 and to board of review comparables #6, #7 and #9, which differ in lot size when compared to the subject. The Board has also given reduced weight to board of review comparables #2 and #10 which, despite the written statement on the map, depict different assessment neighborhood codes from the subject on the grid analysis.

The Board finds on this limited record that the best evidence of assessment equity to be appellant's comparables #1 through #11 along with board of review comparables #1, #3, #4, #5 and #8, one of which is common to both parties. These comparables range in size from 14,300 to 14,841 square feet of land area and have land assessments that range from \$65,233 to \$79,728 or from \$4.47 to \$5.46 per square foot of land area. The subject's land assessment of \$75,702 or \$5.29 per square foot of land area falls within the range established by the best comparables in this record.

The constitutional provision for uniformity of taxation and valuation does not require mathematical equality. The requirement is satisfied if the intent is evident to adjust the taxation burden with a reasonable degree of uniformity and if such is the effect of the statute enacted by the General Assembly establishing the method of assessing real property in its general operation. A practical uniformity, rather than an absolute one, is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill. 2d 395 (1960). Although the comparables presented by the parties disclosed that properties located in the same area are not assessed at identical levels, all that the constitution requires is a practical uniformity which appears to exist on the basis of the evidence. Based on this record and after considering appropriate adjustments to the best comparables for differences in land area, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's land was inequitably assessed and a reduction in the subject's land 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:

July 18, 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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