



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

APPELLANT: Jizhen Zhou
DOCKET NO.: 21-05143.001-R-1
PARCEL NO.: 02-28-405-001

The parties of record before the Property Tax Appeal Board are Jizhen Zhou, 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: \$19,948
IMPR.: \$101,257
TOTAL: \$121,205

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 2-story dwelling of wood siding exterior construction with 2,808 square feet of living area. The dwelling was constructed in 2001. Features of the home include a basement, central air conditioning, one fireplace, a gazebo, an inground swimming pool, and a 651 square foot garage.¹ The property has a 20,473 square foot site and is located in Lake Villa, Lake Villa Township, Lake County.

The appellant contends assessment inequity with respect to the improvement assessment as the basis of the appeal. In support of this argument, the appellant submitted information on 12 comparables located in the same assessment neighborhood code as the subject. The comparables are reported to be 2-story dwellings of wood frame exterior construction that range in size from

¹ Additional details regarding the subject property were found in the subject's property record submitted by the board of review which were not refuted by the appellant.

2,726 to 2,856 square feet of living area. The dwellings were built from 1999 to 2002. Each comparable is reported to have a basement, central air conditioning, a fireplace and a garage ranging in size from 434 to 693 square feet of building area. The comparables have improvement assessments that range from \$75,673 to \$99,365 or from \$26.50 to \$34.87 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$121,205. The subject has an improvement assessment of \$101,257 or \$36.06 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on ten comparables located in the same assessment neighborhood code as the subject property. The comparables are described as 2-story dwellings of wood siding exterior construction ranging in size from 2,328 to 2,986 square feet of living area. The homes were built from 1999 to 2001. Each comparable has a basement, three of which are walk-out, central air conditioning, one or two fireplaces, and a garage ranging in size from 513 to 1,570 square feet of building area. Comparables #2, #6 and #7 each have an inground swimming pool. The comparables have improvement assessments that range from \$88,532 to \$116,607 or from \$35.60 to \$39.10 per square foot of living area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

Conclusion of Law

The appellant 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 parties submitted 22 equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparable #1 which appears to be an outlier due to its lower improvement assessment when compared to the other comparables in the record. The Board gives less weight to board of review comparables #8, #9 and #10 which are less similar to the subject dwelling in size.

The Board finds the best evidence of assessment equity to be the parties' remaining comparables which are similar to the subject in location, age, dwelling size, and some features with the exception that 15 comparables lack an inground swimming pool, a feature of the subject. The comparables have improvement assessments that range from \$95,102 to \$116,607 or from \$34.89 to \$39.10 per square foot of living area. The three comparables with inground swimming pools have improvement assessments ranging from \$100,755 to \$116,607 or from \$35.88 to \$39.10 per square foot of living area. The subject's improvement assessment of \$101,257 or \$36.06 per square foot of living area falls within the range established by the best comparables in

this record. After considering appropriate 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: January 16, 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

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