



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

APPELLANT: Hoai Tran
DOCKET NO.: 22-00104.001-R-1
PARCEL NO.: 07-13-206-016

The parties of record before the Property Tax Appeal Board are Hoai Tran, the appellant(s), by attorney Gregory Riggs, of Tax Appeals Lake County in Lake Zurich; 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: \$10,186
IMPR.: \$88,935
TOTAL: \$99,121

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 2022 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 ranch style dwelling of wood siding exterior construction with 1,620 square feet of living area. The dwelling was built in 2014. Features of the home include an unfinished basement, central air conditioning, one fireplace, and a 462 square foot garage. The property has an approximately 10,410 square foot site and is located in Gurnee, Warren Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on four comparable sales located in the same assessment neighborhood code as the subject property and from 0.39 of a mile to 1.44 miles from the subject. The comparables have sites that range from 12,450 to 15,360 square feet of land area. The comparables are improved with ranch style dwellings of wood siding exterior construction ranging in size from 1,693 to 2,307 square feet of living area. The homes were built from 1986

to 2003. Each comparable has a basement with three having finished area, central air conditioning, and a garage ranging in size from 560 to 682 square feet of building area. Two comparables each have one or two fireplaces. The properties sold from October 2020 to August 2021 for prices ranging from \$245,000 to \$348,000 or from \$144.71 to \$175.14 per square foot of living area. Based on this evidence, the appellant requested the subject's assessment be reduced to \$84,325, which would reflect a market value of \$253,000 or \$156.17 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 \$99,121. The subject's assessment reflects a market value of \$297,393 or \$183.58 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%¹.

The board of review noted that all of the parties' comparables "are significantly older than the subject" and that the sale for the appellant's comparable #1 closed in 2020 as well as being located in close proximity to "highway 41 which is a major traffic thoroughfare."

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales located in the same assessment neighborhood code as the subject property and from 0.39 of a mile to 1.43 miles from the subject property. Board of review comparable #2 is the same property as the appellant's comparable #2. The comparables have sites that range from 10,080 to 16,440 square feet of land area. The comparables are improved with ranch style dwellings of brick or wood siding exterior construction ranging in size from 1,225 to 1,770 square feet of living area. The homes were built from 1983 to 2003. Each comparable has a basement with two having finished area, central air conditioning, and a garage ranging in size from 484 to 696 square feet of building area. Two comparables each have one fireplace. The properties sold from March 2021 to November 2022 for prices ranging from \$241,000 to \$326,001 or from \$170.21 to \$196.73 per square foot of living area, land included. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 parties submitted a total of seven comparable sales for the Board's consideration, which includes one sale shared by the parties. The Board finds all of the parties' comparables are relatively similar to the subject in design and some features, but are older homes than the subject.

¹ Property Tax Appeal Board procedural rule Sec. 1910.50(c)(1) provides that in all counties other than Cook, the three-year county wide assessment level as certified by the Department of Revenue will be considered. 86 Ill.Admin.Code Sec. 1910.50(c)(1). As of the development of this Final Administrative Decision, the Department of Revenue has not published figures for tax year 2022.

Nonetheless, the Board gives less weight to the appellant's comparable #1, the appellant's comparable #2/board of review comparable #2, the appellant's comparable #4, and board of review comparable #4 due to differences in dwelling size and/or basement finish when compared to the subject. Furthermore, the appellant's comparable #1 has a 2020 sale date occurring less proximate in time to the subject's assessment date at issue than other comparables in this record.

The Board finds the best evidence of market value to be the sales for the appellant's comparable #3 as well as board of review comparables #1 and #3. These comparables sold proximate in time to the subject's assessment date and are similar to the subject in dwelling size, but are reported to be 28 to 31 years older than the subject. These three properties sold from April 2021 to November 2022 for prices ranging from \$278,000 to \$326,001 or from \$151.75 to \$194.74 per square foot of living area, land included. The subject's assessment reflects a market value of \$297,393 or \$183.58 per square foot of living area, land included, which falls within the range established by the best comparable sales in the record and is well supported considering the subject's significantly newer age when compared to the best comparables. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported 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: February 20, 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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