



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

APPELLANT: James Wang  
DOCKET NO.: 22-00658.001-R-1  
PARCEL NO.: 14-22-309-046

The parties of record before the Property Tax Appeal Board are James Wang, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld & Associates, LLC in Northbrook; 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:** \$61,119  
**IMPR.:** \$218,531  
**TOTAL:** \$279,650

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 2-story dwelling of brick exterior construction with 3,915 square feet of living area. The dwelling was constructed in 2004 and is approximately 18 years old. Features of the home include a walkout basement, central air conditioning, two fireplaces, and an 878 square foot garage. The property has a 23,392 square foot site and is located in Kildeer, Elmhurst 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 within 0.9 of a mile from the subject. The parcels range in size from 22,999 to 25,264 square feet of land area and are improved with 2-story homes of brick exterior construction ranging in size from 4,882 to 5,275 square feet of living area. The dwellings range in age from 16 to 19 years old. Each home features a basement, one of which is a walkout, central air conditioning, two or three fireplaces,

and a garage ranging in size from 726 to 890 square feet of building area. The comparables sold from February to December 2021 for prices ranging from \$750,000 to \$1,050,000 or from \$149.49 to \$199.05 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$279,650. The subject's assessment reflects a market value of \$840,800 or \$214.76 per square foot of living area, land included, when using the 2022 three year average median level of assessment for Lake County of 33.26% 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 located from 0.26 of a mile to 1.10 miles from the subject. Together with a map depicting these comparables in relation to the subject. The parcels range in size from 23,520 to 62,090 square feet of land area and are improved with part 1-story and part 2-story<sup>1</sup> or 2-story homes of brick or wood siding exterior construction ranging in size from 3,194 to 4,024 square feet of living area. The dwellings were built from 1988 to 2015. Each home has a basement, one of which is a walkout, central air conditioning, one or two fireplaces, and a garage ranging in size from 746 to 936 square feet of building area. Comparable #3 has an inground swimming pool. The comparables sold from February 2021 to February 2022 for prices ranging from \$700,000 to \$915,000 or from \$219.16 to \$250.78 per square foot of living area, including land.

The board of review noted the appellant's comparable #1 had a lengthy marketing time as shown in its listing history that was presented by the board of review, the appellant's comparable #2 sold occupied by a tenant as indicated by a listing sheet presented by the board of review, and the appellant's comparable #3 sold for more than its list price as shown in its listing history presented by the board of review. 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 record contains a total of nine comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables and the board of review's comparable #5, due to substantial differences from the subject in dwelling size and/or age. The Board gives less weight to the board of review's comparables #3 and #4 which have an inground swimming pool, larger site size, and/or are located more than one mile from the subject.

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<sup>1</sup> The board of review reported comparable #1 is a 1-story home but also reported above ground living area that is greater than the reported ground floor living area, suggesting this home has second floor living area.

The Board finds the best evidence of market value to be the board of review's comparables #1, and #2, which sold proximate in time to the assessment date and are similar to the subject in dwelling size, age, location, and features. These two most similar comparables sold for prices of \$860,000 and \$880,000 or \$220.57 and \$224.49 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$840,800 or \$214.76 per square foot of living area, including land, which is below the two best comparable sales in this record. Based on this evidence and after considering appropriate adjustments to the best comparables for differences from the subject, the Board finds 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: \_\_\_\_\_

August 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

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

James Wang, by attorney:  
Robert Rosenfeld  
Robert H. Rosenfeld & Associates, LLC  
40 Skokie Blvd  
Suite 150  
Northbrook, IL 60062

COUNTY

Lake County Board of Review  
Lake County Courthouse  
18 North County Street, 7th Floor  
Waukegan, IL 60085