



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

APPELLANT: Ying Hu
DOCKET NO.: 22-00890.001-R-1
PARCEL NO.: 15-29-102-081

The parties of record before the Property Tax Appeal Board are Ying Hu, 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: \$32,172
IMPR.: \$95,042
TOTAL: \$127,214

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 two-story dwelling of wood siding exterior construction with 1,855 square feet of living area. The dwelling was constructed in 1975 and is approximately 47 years old. Features of the home include a basement with finished area, central air conditioning and a 462 square foot garage. The property has an approximately 6,504 square foot site and is located in Buffalo 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 four comparable sales that have the same assessment neighborhood code as the subject and are located within 0.47 of a mile from the subject property. The comparables have sites that range in size from 8,202 to 12,445 square feet of land area and are improved with two-story dwellings of wood siding exterior construction that range in size from 2,080 to 2,348 square feet of living area. The homes are from 41 to 47 years old. Each

comparable has a basement with two having finished area, central air conditioning and a garage with 400 or 440 square feet of building area. Three comparables each have one fireplace. The comparables sold from February 2020 to May 2021 for prices ranging from \$375,000 to \$432,000 or from \$180.29 to \$189.42 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$114,005 which reflects a market value of \$342,049 or \$184.39 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 \$127,214. The subject's assessment reflects a market value of \$382,483 or \$206.19 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 that have the same assessment neighborhood code as the subject and are located within 0.51 of a mile from the subject property. The comparables have sites that range in size from 6,500 to 17,109 square feet of land area and are improved with two-story dwellings of frame exterior construction with either 1,855 or 1,893 square feet of living area. The homes were built from 1976 to 1979. Each comparable has a basement with four having finished area, central air conditioning and a 441 or 462 square foot garage. Four comparables each have one fireplace. The comparables sold from May to October 2021 for prices ranging from \$393,000 to \$440,000 or from \$211.86 to \$237.20 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 parties submitted nine comparable sales for the Board's consideration. The Board gave less weight to appellant's comparables and board of review #4 due to differences from the subject in lot size, dwelling size, and/or basement finish when compared to the subject. Moreover, three of the appellant's comparables sold in 2020 which is less proximate in time to the January 1, 2020 assessment date at issue than the other comparables in the record.

The Board finds the best evidence of market value to be board of review comparables #1, #2, #3 and #5 which sold proximate in time to the subject's assessment date at issue. These comparables are most similar to the subject in location, age, dwelling size, basement finish and some features. These four comparables sold from May to October 2021 for prices ranging from \$393,000 to \$420,000 or from \$211.86 to \$226.42 per square foot of living area, including land. The subject's assessment reflects a market value of \$382,483 or \$206.19 per square foot of living

area, including land, which falls below the range established by the best comparable sales in this record. Based on this record and after considering adjustments to the comparables for differences from the subject, the Board finds a reduction in the subject's estimated market value as reflected by its 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: May 21, 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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COUNTY

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