



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

APPELLANT: Rui He  
DOCKET NO.: 22-00902.001-R-1  
PARCEL NO.: 15-33-216-019

The parties of record before the Property Tax Appeal Board are Rui He, 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:** \$30,336  
**IMPR.:** \$140,673  
**TOTAL:** \$171,009

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 is improved with a two-story dwelling of wood siding exterior construction containing 2,814 square feet of living area. The dwelling was built in 1987 and is approximately 35 years old. Features of the home include a partial basement with 615 square feet of finished area, central air conditioning, one fireplace, 2½ bathrooms, and an attached two-car garage with 462 square feet of building area. The property has a 7,919 square foot site located in Buffalo Grove, Vernon Township, Lake County.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument the appellant submitted information on four equity comparables improved with two-story dwellings with wood siding exteriors that range in size from 2,460 to 3,078 square feet of living area. The homes range in age from 36 to 42 years old. Each comparable has a full or partial basement with finished area, central air conditioning, 2½ or

3½ bathrooms, and an attached garage with either 420 or 462 square feet of building area. Three of the comparables have one fireplace. Comparable #3 is also described as having a shed. The comparables are in the same neighborhood as the subject and from approximately .33 to .38 of a mile from the subject property. These properties have improvement assessments ranging from \$106,560 to \$133,992 or from \$42.91 to \$44.46 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$122,549.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$171,009. The subject property has an improvement assessment of \$140,673 or \$49.99 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on three equity comparables improved with two-story dwellings of frame construction with either 2,696 or 2,814 square feet of living area. The homes were built in 1986 or 1988. Each property has a basement with one having finished area, central air conditioning, 2½ bathrooms, and an attached garage with 460 or 462 square feet of building area. Two of the comparables have one fireplace. These properties are in the same neighborhood as the subject and from approximately .22 to .48 of a mile from the subject. The comparables have improvement assessments ranging from \$142,483 to \$144,665 or from \$50.89 to \$52.85 per square foot of living area.

### **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 Board finds the best evidence of assessment equity to be appellant's comparable #2 and the board of review comparables. These comparables are similar to the subject in location, style, age, dwelling size and most features. These four comparables have improvement assessments that range from \$117,368 to \$144,665 or from \$44.46 to \$52.85 per square foot of living area. Board of review comparables #1 and #2 are identical to the subject in dwelling size and have improvement assessments of \$143,205 and \$144,665 or \$50.89 and \$51.41 per square foot of living area, respectively. The subject's improvement assessment of \$140,673 or \$49.99 per square foot of living area falls within the range established by the best comparables in this record and is below the two comparables identical to the subject in dwelling size. Less weight is given appellant's comparables #1, #3, and #4 due to differences from the subject dwelling in size and/or age. Based on this record 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: March 26, 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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