



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

APPELLANT: Gang Xia  
DOCKET NO.: 22-01031.001-R-1  
PARCEL NO.: 15-14-205-004

The parties of record before the Property Tax Appeal Board are Gang Xia, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld & Associates, LLC in Chicago; 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:** \$67,547  
**IMPR.:** \$153,195  
**TOTAL:** \$220,742

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 2-story dwelling of wood siding exterior construction with 3,069 square feet of living area. The dwelling was built in 1986 and is approximately 36 years old. Features of the home include a partially finished basement, central air conditioning, one fireplace, and a 552 square foot garage. The property has an approximately 22,054 square foot site and is located in Lincolnshire, 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 suggested equity comparables located in the same assessment neighborhood code as the subject property and within 0.24 of a mile from the subject. The comparables are improved with 2-story dwellings of brick or wood siding exterior construction ranging in size from 3,163 to 3,459 square feet of living area. The dwellings range in age from 34 to 36 years old. The comparables

each have a basement with three being partially finished. Each comparable has central air conditioning, one or two fireplaces, and a garage that ranges in size from 528 to 704 square feet of building area. The comparables have improvement assessments that range from \$116,120 to \$130,076 or from \$36.67 to \$37.90 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$113,529 or \$36.99 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$220,742. The subject property has an improvement assessment of \$153,195 or \$49.92 per square foot of living area.

The board of review asserted that all of the appellant's comparables "have been lowered in 2019 or 2020" and that the appellant's comparables #1, #2, and #5 are more than 10% larger than the subject. However, the Board finds no evidence in the record for the appellant's comparable #5.

In support of its contention of the correct assessment, the board of review submitted information on five equity comparables located in the same assessment neighborhood code as the subject property and within 0.48 of a mile from the subject. The comparables are improved with 2-story dwellings of frame or brick and frame exterior construction ranging in size from 2,905 to 2,968 square feet of living area. The dwellings were built from 1978 to 1986 and thus would range in age from approximately 36 to 44 years old. The comparables each have a basement with one being partially finished. Each comparable has central air conditioning, one fireplace, and a garage that ranges in size from 462 to 925 square feet of building area. Comparable #1 has a hot tub. The comparables have improvement assessments that range from \$147,069 to \$151,262 or from \$50.26 to \$50.98 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **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 no reduction in the subject's assessment is warranted.

The parties submitted nine equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparables #1 and #2 which are less similar to the subject in dwelling size than the other comparables in this record.

The Board finds the best evidence of assessment equity to be the parties' remaining comparables which are overall more similar to the subject in location, design, age, dwelling size, and most features. However, four comparables lack basement finish, a feature of the subject, suggesting upward adjustments for this differences would be necessary to make them more equivalent to the subject. Nevertheless, these comparables have improvement assessments that range from

\$116,120 to \$151,262 or from \$36.69 to \$50.98 per square foot of living area. The subject's improvement assessment of \$153,195 or \$49.92 per square foot of living area falls slightly above the range established by the best comparables in this record on an overall improvement assessment basis but within the range on a per square foot basis. Based on this record and after consideration of the appropriate adjustments for differences from the subject such as but not limited to basement finish, the Board finds the appellant did not prove by 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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