



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

APPELLANT: Yunmi Kim  
DOCKET NO.: 22-01372.001-R-1  
PARCEL NO.: 08-05-101-016

The parties of record before the Property Tax Appeal Board are Yunmi Kim, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Hawthorn Woods; 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:** \$8,287  
**IMPR.:** \$79,559  
**TOTAL:** \$87,846

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 stucco exterior construction with 2,837 square feet of living area. The dwelling was constructed in 1965 and has an effective age of 1977. Features of the home include a part concrete slab and part crawl space foundation and one fireplace. The property has an approximately 7,250 square foot site and is located in Waukegan, Waukegan Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on three comparable sales located in a different assessment neighborhood code as the subject and from 1.31 to 2.22 miles from the subject property. The comparables have sites that range in size from 6,229 to 10,620 square feet of land area. The comparables are improved with 2-story dwellings of wood frame exterior construction that range in size from 2,468 to 2,986 square feet of living area that were built from 1964 to 1988. The appellant reported that each comparable has a basement. Two comparables each have central air conditioning and a garage with either 572 or 624 square feet of building area. Comparable #1 has

one fireplace. The comparables sold from November 2020 to March 2022 for prices ranging from \$215,000 to \$325,910 or from \$83.98 to \$109.15 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 \$87,846. The subject's assessment reflects a market value of \$263,564 or \$92.90 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.<sup>1</sup>

In response to the appeal, the board of review submitted the property record card for the appellant's comparable #2 stating that the comparable is an attached ½ duplex property as opposed to the subject, which is a detached single-family residence, which was not refuted by the appellant.

In support of its contention of the correct assessment, the board of review submitted information on three comparable sales. The comparables are located in a different assessment neighborhood code as the subject and from 1.07 to 2.36 miles from the subject property. The comparables have sites that range in size from 13,640 to 43,500 square feet of land area. The comparables are improved with 2-story dwellings of either brick or wood siding exterior construction ranging in size from 2,688 to 2,785 square feet of living area that were built from 1932 to 1983, with comparable #3, the oldest comparable, having an effective age of 1960. Two comparables each have an unfinished basement and one comparable has a concrete slab foundation. Each comparable has central air conditioning, either one or two fireplaces and an attached garage ranging in size from 441 to 682 square feet of building area. Comparable #1 has an additional detached garage with 576 square feet of building area and comparable #3 has an inground swimming pool. The comparable sold in July 2020 and June 2021 for prices of \$286,000 and \$330,000 or ranging from \$102.69 to \$122.77 per square foot of living area, including land. 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 Board finds the parties submitted a total of six comparable properties for the Board's consideration, none of which are truly similar to the subject due to differences in location, site size, age, foundation type. The Board gives less weight to appellant's comparable #3 as well as board of review comparable #3, due to their remote sale dates occurring in 2020, which is less

---

<sup>1</sup> 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.

proximate in time to the January 1, 2020, assessment date given other sales available in the record. The Board has also given less weight to the appellant's comparable #2 as it is ½ of a duplex, when compared to the subject's detached style residence and to the board of review comparable #1, due to its significantly larger site size. The Board finds the appellant's comparable # and board of review comparable #2 sold more proximate to the January 1, 2022, assessment date and are detached single family 2-story residences like the subject that are relatively similar to the subject in dwelling size and site size. However, the Board finds these two comparables have varying degrees of similarity to the subject in location, age and features, suggesting adjustments would be required to make the comparables more equivalent to the subject. Nevertheless, the comparables sold in June 2021 and March 2022 for prices of \$325,910 and \$330,000 or \$109.15 and \$120.35 per square foot of living area, including land. The subject's assessment reflects a market value of \$263,564 or \$92.90 per square foot of living area, including land, which is below the two best comparable sales in the record both in terms of overall market value and on a price per square foot basis, which appears to be logical given its inferior features. Based on this record and after considering adjustments to the comparables for differences when compared to the subject, the Board finds no reduction in the subject's estimated market value as reflected by its assessment is 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: 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

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

APPELLANT

Yunmi Kim, by attorney:  
Ronald Kingsley  
Lake County Real Estate Tax Appeal, LLC  
40 Landover Parkway  
Suite 3  
Hawthorn Woods, IL 60047

COUNTY

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