



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

APPELLANT: Hien Dang
DOCKET NO.: 22-01440.001-R-1
PARCEL NO.: 14-22-309-035

The parties of record before the Property Tax Appeal Board are Hien Dang, 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: \$66,320
IMPR.: \$242,649
TOTAL: \$308,969

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 4,545 square feet of living area. The dwelling was constructed in 2005. Features of the home include a walk-out basement, central air conditioning, three fireplaces and a garage containing 796 square feet of building area. The property has a 26,332 square foot site and is located in Kildeer, Ela 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 in the same assessment neighborhood code as the subject and within .28 of a mile from the subject property. The comparables have sites ranging in size from 23,209 to 30,056 square feet of land area. The comparables are improved with 2-story dwellings of brick, frame or brick and frame exterior construction ranging in size 3,899 to 5,425 square feet of living area that were built from 2003 to 2006. The appellant reported that each comparable has a basement, with two of look-out design, central air conditioning, either one or two fireplaces and a garage ranging in size from 726 to 945

square feet of building area. The comparables sold from April 2021 to February 2022 for prices ranging from \$834,000 to \$880,000 or from \$162.21 to \$224.49 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 \$308,969. The subject's assessment reflects a market value of \$927,000 or \$203.96 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.¹

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales. Comparables #3 and #4 are the same properties as the appellant's comparables #4 and #3, respectively. The comparables are located in the same assessment neighborhood code as the subject and within .28 of a mile from the subject property. The comparables have sites ranging in size from 22,446 to 28,262 square feet of land area. The comparables are improved with 2-story dwellings of either brick or frame exterior construction ranging in size from 3,899 to 4,994 square feet of living area that were built from 2003 to 2005. Each comparable has a basement, with two of either walk-out or look-out design, central air conditioning, one to three fireplaces and a garage ranging in size from 746 to 936 square feet of building area. The comparables sold from September 2021 to July 2022 for prices ranging from \$860,000 to \$1,110,000 or from \$206.79 to \$224.49 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, with two comparables being common to both parties. The Board gives less weight to appellant's comparables #1, #3 and #4 as well as board of review comparables #3 and #4, which includes the two common comparables, due to their dissimilar dwelling sizes when compared to the subject.

The Board finds the best evidence of market value to be appellant's comparable #2 along with board of review comparables #1 and #2. The Board finds that these are most similar to the subject in location, design, age, dwelling size, and some features. These comparables sold from

¹ 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.

October 2021 to July 2022 for prices ranging from \$834,000 to \$1,110,000 or from \$170.83 to \$222.27 per square foot of living area, including land. The subject's assessment reflects a market value of \$927,000 or \$203.96 per square foot of living area, including land, which falls within the range of the best comparable sales in this record. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds a reduction in the subject's 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: 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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