



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

APPELLANT: William Seng
DOCKET NO.: 22-01739.001-R-1
PARCEL NO.: 03-23-300-008

The parties of record before the Property Tax Appeal Board are William Seng, the appellant(s), 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 **A Reduction** 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: \$24,830
IMPR.: \$50,950
TOTAL: \$75,780

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 1.5-story dwelling of log exterior construction containing 1,456 square feet of living area. The dwelling was built in 1991. Features of the home include a full basement, central air conditioning and one fireplace. The property has a 124,146 square foot site located in Wadsworth, Newport Township, Lake County.

The appellant contends assessment inequity with respect to the land as the basis of the appeal; the appellant is not contesting the improvement assessment. In support of this argument the appellant submitted information on nine equity comparables each improved with a single-family dwelling. The comparables have the same assessment neighborhood code as the subject property and are located from approximately .83 to 4.97 miles from the subject property. The comparables have sites ranging in size from 106,722 to 139,828 square feet of land area. Their

land assessments range from \$12,774 to \$29,156 or from \$.09 to \$.27 per square foot of land area. The appellant requested the subject's land assessment be reduced to \$14,898.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$83,200. The subject property has a land assessment of \$32,250 or \$.26 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on five equity comparables with two being vacant parcels and three being improved with single family dwellings. The comparables have different neighborhood codes than the subject but are located from approximately .06 to .29 of a mile from the subject property. These comparables have sites ranging in size from 59,690 to 148,500 square feet of land area. The land assessments range from \$14,436 to \$26,483 or from \$.18 to \$.25 per square foot of land area.

Conclusion of Law

The taxpayer 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the record contains fourteen comparables submitted by the parties with none having a land assessment greater than the subject's land assessment and only one comparable has a land assessment that is greater than the subject on a per square foot of land area basis, with the remaining comparables have land assessments ranging from \$.09 to \$.25 per square foot of land area. Board of review comparables #1 through #4 are most similar to the subject in terms of both size and location being within .26 of a mile from the subject. These comparables have land assessments ranging from \$14,436 to \$26,483 or from \$.18 to \$.23 per square foot of land area. The subject's land assessment of \$32,250 or \$.26 per square foot of land area falls above the range established by these four comparables. Based on this record the Board finds the appellant demonstrated with clear and convincing evidence that the subject's land was inequitably assessed and a reduction in the subject's assessment is 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: 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

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COUNTY

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