



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

APPELLANT: Joseph Wong
DOCKET NO.: 22-01989.001-R-1
PARCEL NO.: 02-18-103-014

The parties of record before the Property Tax Appeal Board are Joseph Wong, 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: \$7,948
IMPR.: \$91,398
TOTAL: \$99,346

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 one-story townhouse of wood siding exterior construction that contains 1,836 square feet of living area.¹ The dwelling was constructed in 2003. Features of the home include a full unfinished basement, central air conditioning, one fireplace, 3½ bathrooms, and an attached garage with 420 square feet of building area. The property has a site with approximately 6,670 square feet of land area located in Antioch, Antioch Township, Lake County.

¹ Both parties describe the dwelling as a one-story townhouse, however, the copy of the subject's property record card submitted by the board of review and the grid analysis provided by the board of review describe the home as having 1,836 square feet of above ground living area and 1,116 square feet of ground floor living area, indicating the dwelling is a multi-story home.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on five comparable sales improved with one-story or two-story dwellings that range in size from 1,279 to 3,385 square feet of living area. The homes were built from 1981 to 2006. Each property has a basement, central air conditioning, one fireplace, and a garage ranging in size from 400 to 992 square feet of building area. The homes have 1, 2 or 3 full bathrooms and two comparables have an additional ½-bathroom. Three properties were reported to have sites ranging in size from 8,939 to 19,602 square feet of land area. The comparables are located from approximately .08 to 1.73 miles from the subject property. The sales occurred from June 2020 to July 2022 for prices ranging from \$175,000 to \$345,000 or from \$101.92 to \$176.88 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$89,955.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$99,346. The subject's assessment reflects a market value of \$298,695 or \$162.69 per square foot of living area, land included, when using the 2022 three-year average median level of assessment for Lake County of 33.26% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on six comparable sales with comparable #2 being the same property as appellant's comparable sale #5. The comparables are improved with one-story or two-story townhomes of wood siding exterior construction that range in size from 1,599 to 1,836 square feet of living area.² The homes were built in 2003 and 2006. Each property has a full basement with one having finished area, central air conditioning, one fireplace, 2½ or 3½ bathrooms, and an attached garage ranging in size from 420 to 462 square feet of building area. These properties have sites ranging in size from 3,370 to 8,940 square feet of land area. The comparables have the same assessment neighborhood code as the subject and are located within approximately .10 of a mile from the subject property. The sales occurred from January 2020 to April 2022 for prices ranging from \$228,000 to \$289,900 or from \$124.18 to \$176.88 per square foot of living area, including land.

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 best evidence of market value to be board of review comparable sales #2 through #6, which includes a common sale, appellant's comparable #2, as these properties are most similar to the subject in location, age, style, and features as well as selling most proximate in time to the assessment date at issue. The homes are slightly smaller than the subject dwelling ranging in size from 1,599 to 1,755 square feet of living area whereas the subject has 1,836

² The comparables have above ground living areas ranging in size from 1,599 to 1,836 square feet and ground floor living areas ranging in size from 520 to 1,116 square feet, indicating each home is a multi-level townhouse.

square feet of living area. These five comparables sold from June 2021 to April 2022 for prices ranging from \$260,000 to \$289,900 or from \$162.60 to \$176.88 per square foot of living area, including land. The subject's assessment reflects a market value of \$298,695 or \$162.69 per square foot of living area, including land, which is above the overall price range but within the range on a square foot basis as established by the best comparable sales in this record. The subject's overall higher value appears justified based on the property's larger dwelling size.

Less weight is given appellant's comparables #1 through #4 due to differences from the subject in location, age, dwelling size, and/or the fact the sales did not occur as proximate in time to the assessment date as the best sales in this record. Less weight is given board of review comparable #1 as this property sold in January 2020, approximately two years prior to the assessment date at issue, and not as proximate in time to the assessment date as the best sales in this record.

Based on this evidence the Board finds the assessment of the subject property as established by the board of review is correct 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: May 21, 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

Joseph Wong, 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