



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

APPELLANT: Joseph Wong
DOCKET NO.: 22-02039.001-R-1
PARCEL NO.: 09-24-413-016

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: \$18,283
IMPR.: \$42,408
TOTAL: \$60,691

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 7,501 square foot site improved with a 1-story dwelling of wood siding exterior construction containing 1,660 square feet of living area. The dwelling was constructed in 1935 and has an effective construction year built of 1953. The dwelling has a crawl space foundation and features central air conditioning, a fireplace, and a garage containing 294 square feet of building area. The property is located in Wauconda, Wauconda Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted a grid analysis with information on three comparable sales located from .43 of a mile to 1.27 miles from the subject with each being located in differing neighborhood code than the subject property. The comparables have sites ranging in size from 7,349 to 20,404 square feet of land area that are improved with 1-story dwellings that range in size from 1,340 to

1,836 square feet of living area. The comparables were built from 1950 to 1960 with comparables #1 and #3 being built in 1953 and 1950 and having effective construction years built of 1963 and 1967, respectively. Each comparable features central air conditioning; two dwellings have a fireplace; and two comparables each have a garage containing 408 or 600 square feet of building area. The comparables sold in October and November 2021 for prices ranging from \$103,000 to \$170,000 or from \$56.10 to \$124.25 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's total assessment be reduced.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$60,691. The subject's assessment reflects a market value of \$182,091 or \$109.69 per square foot of living area, land included, when using the statutory level of assessment of 33.33% as determined by the Illinois Department of Revenue.¹

In support of its contention of the correct assessment, the board of review submitted a grid analysis with information on five comparable sales located within .40 of a mile from the subject with two being in the same assessment neighborhood code as the subject property. The comparables have parcels ranging in size from 4,880 to 10,470 square feet of land area that are improved with 1-story dwellings of varying exterior construction that range in size from 736 to 1,416 square feet of living area. The dwellings were built from 1926 to 1956 with effective constructive built ages ranging from 1958 to 1969. One dwelling has a partial unfinished basement and the remaining homes were built on crawl space foundations; each comparable has central air conditioning; two homes have a fireplace; and three comparables each have a garage ranging in size from 288 to 858 square feet of building area. The comparables sold from July 2021 to February 2022 for prices ranging from \$180,000 to \$219,000 or from \$154.66 to \$254.08 per square foot of living area, including land. In response to the appellant's evidence, the board of review submitted the Multiple Listing Service (MLS) data sheets associated with appellant's sales #1 and #3 and argued that each was sold "as is" and needed extensive rehab while appellant's sale #2 supported the assessment on a per square foot of living area basis.

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 record contains a total of eight comparable sales submitted by the parties in support of their respective positions before the Property Tax Appeal Board. After analyzing the evidence submitted, the Board gave less weight to the appellant's comparables #1 and #3 due to each of

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.

these properties being sold “as is” in addition to their poor conditions. The Board gave less weight to appellant’s comparable #2 along with board of review comparables #2 and #4 based on lacking a garage which is a feature of the subject property. Moreover, board of review comparable #2 has a partial basement, dissimilar to the subject’s crawl space foundation.

On this record, the Board finds the best evidence of market value to be the board of review comparables #1, #3, and #5 which are overall more similar to the subject in foundation, location, design, effective age, and some features. However, each of these three comparables are smaller in dwelling size when compared to the subject dwelling thus requiring upward adjustments in order to make them more equivalent to the subject. The best overall comparables in the record sold in July and October 2021 for prices ranging from \$180,000 to \$219,000 or from \$154.66 to \$215.88 per square foot of living area, including land. The subject's assessment reflects a market value of \$182,091 or \$109.69 per square foot of living area, including land, falls within the low end of the range established by the best comparable sales in this record in terms of overall value and below the range on a per square foot basis.

Based on this record and after considering all the comparables submitted by the parties with emphasis on those properties with the most similar to the subject, and after further considering adjustments to the best comparables for difference from the subject, the Board finds that the subject’s assessment is supported and, thus, no 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: 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

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