



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

APPELLANT: Hailong Wang  
DOCKET NO.: 22-02055.001-R-1  
PARCEL NO.: 11-29-212-037

The parties of record before the Property Tax Appeal Board are Hailong Wang, 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:** \$33,721  
**IMPR.:** \$81,681  
**TOTAL:** \$115,402

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 two-story residential townhouse of frame construction containing 2,164 square feet of living area. The dwelling was constructed in 2003. Features of the home include central air conditioning, 2½ bathrooms, and an attached garage with 400 square feet of building area. The property has a 2,396 square foot site located in Vernon Hills, Libertyville 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 the same neighborhood as the subject property from approximately .03 to .06 of a mile from the subject. Comparables #2 and #3 have sites with 2,139 square feet and 2,609 square feet of land area, respectively. The appellant did not report the land area associated with comparable #1. The comparables are improved with two-story townhomes of frame construction that have either 1,813 or 2,036

square feet of living area. The homes were constructed in 2003. Each property has central air conditioning, 2½ or 3 bathrooms, and an attached garage with 400 square feet of building area. Comparables #1 and #2 have one fireplace. The sales occurred from February 2021 to September 2021 for prices ranging from \$310,000 to \$325,000 or from \$152.26 to \$179.26 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$108,189.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$115,402. The subject's assessment reflects a market value of \$346,241 or \$160.00 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.<sup>1</sup>

In support of its contention of the correct assessment the board of review submitted information on four comparable sales with comparables #1 and #4 being the same properties as appellant's comparables #2 and #3, respectively. These properties are located in the same neighborhood as the subject and within .04 of a mile from the subject property. The comparables have sites ranging in size from 2,139 to 2,609 square feet of land area. The properties are improved with two-story townhomes of frame construction that range in size from 1,813 to 2,036 square feet of living area. Each dwelling was built in 2003. Each property has central air conditioning, 2½ or 3 bathrooms, and an attached garage with 400 square feet of building area. Comparable #1 has one fireplace. The sales occurred from July 2020 to July 2022 for prices ranging from \$302,000 to \$346,500 or from \$153.73 to \$179.26 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 record contains five comparable sales submitted by the parties to support their respective positions with two comparables being common to the parties. The comparables are each improved with a townhome of frame construction located in the subject's neighborhood that are similar to the subject in age and most features. The comparables vary in size containing from 1,813 to 2,036 square feet of living area while the subject is slightly larger with 2,164 square feet of living area. The Board gives less weight to board of review comparable #2 that sold in July 2020, which is not as proximate in time to the assessment date as the remaining sales submitted by the parties. The remaining comparables sold from February 2021 to July 2022 for prices ranging from \$310,000 to \$346,500 or from \$152.26 to \$179.26 per square foot of living area, including land. The subject's assessment reflects a market value of \$346,241 or \$160.00 per square foot of living area, including land, which is within the range established by the best

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<sup>1</sup> Property Tax Appeal Board procedural rule section 1910.50(c)(1) provides that in all counties other than Cook, the three-year county wide assessment level as certified by the Illinois Department of Revenue (IDOR) will be considered. 86 Ill.Admin.Code Sec. 1910.50(c)(1). As of the development of this Final Administrative Decision, the IDOR has not published figures for tax year 2022.

comparable 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: 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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COUNTY

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