



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

APPELLANT: Chau & Rose Vy  
DOCKET NO.: 22-02454.001-R-1  
PARCEL NO.: 10-05-406-010

The parties of record before the Property Tax Appeal Board are Chau & Rose Vy, the appellants, by Jessica Hill-Magiera, Attorney at Law in Lake Zurich; 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:** \$16,528  
**IMPR.:** \$78,968  
**TOTAL:** \$95,496

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellants 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 vinyl siding and brick exterior construction with 2,818 square feet of living area. The dwelling was constructed in 2004. Features of the home include a walkout basement, central air conditioning, a fireplace, and a 704 square foot garage. The property has a 11,051 square foot site and is located in Round Lake, Fremont Township, Lake County.

The appellants contend assessment inequity concerning the improvement assessment as the basis of the appeal. In support of this argument the appellants submitted information on four equity comparables located within the same assessment neighborhood code as the subject. The comparables are improved with 2-story homes of vinyl siding exterior construction ranging in size from 2,760 to 2,814 square feet of living area. The dwellings were built in 2003 or 2004. Each home has a basement, central air conditioning, and a 680 or a 704 square foot garage. Three homes each have a fireplace. The comparables have improvement assessments ranging

from \$71,494 to \$75,083 or from \$25.90 to \$26.68 per square foot of living area. Based on this evidence, the appellants 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 \$95,496. The subject property has an improvement assessment of \$78,968 or \$28.02 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 located within the same assessment neighborhood code as the subject. The comparables are improved with 2-story homes of vinyl siding or vinyl siding and brick exterior construction ranging in size from 2,760 to 2,998 square feet of living area. The dwellings were built in 2004 or 2005. Each home has a basement, two of which are walkouts, central air conditioning, a fireplace, and a garage ranging in size from 504 to 704 square feet of building area. The comparables have improvement assessments ranging from \$76,068 to \$79,359 or from \$25.32 to \$28.01 per square foot of living area. The board of review highlighted that comparables #4 and #5 each have walkout basement like the subject. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In written rebuttal, the appellants contended the board of review's comparables support a reduction in the subject's assessment.

### **Conclusion of Law**

The appellants contend 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 appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains a total of nine equity comparables for the Board's consideration, which the Board finds are similar to the subject in dwelling size, age, location, and features and have improvement assessments that range from \$71,494 to \$79,359 or from \$25.32 to \$28.01 per square foot of living area. The subject's improvement assessment of \$78,968 or \$28.02 per square foot of living area falls within the range established by the best comparables in terms of total improvement assessment and slightly above the range on a per square foot basis. However, after considering appropriate adjustments to the best comparables for differences from the subject, such as a walkout basement feature, the Board finds the appellants did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed 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: 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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APPELLANT

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COUNTY

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