



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

APPELLANT: Mingye Wang
DOCKET NO.: 23-00077.001-R-1
PARCEL NO.: 15-21-305-001

The parties of record before the Property Tax Appeal Board are Mingye Wang, the appellant, 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: \$43,698
IMPR.: \$211,835
TOTAL: \$255,533

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a final administrative decision of the Property Tax Appeal Board pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) challenging the assessment for the 2023 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 frame exterior construction with 3,406 square feet of living area. The dwelling was constructed in 2015. Features of the home include a basement with 968 square feet of finished area, central air conditioning, a fireplace, and a 742 square foot garage. The property has a 12,968 square foot site and is located in Buffalo Grove, Vernon Township, Lake County.

The appellant contends assessment inequity regarding the improvement as the basis of the appeal.¹ In support of this argument the appellant submitted information on eight equity comparables located within the same assessment neighborhood code as the subject and within 0.13 of a mile from the subject. The comparables are improved with 2-story homes of frame exterior construction with 3,231 and 3,576 square feet of living area. The dwellings were built in

¹ The Board notes the appellant also selected a contention of law as a basis of the appeal but did not submit any brief citing to legal authority to support the proposed assessment.

2015 and 2016. Each home has a basement with 930 to 1,309 square feet of finished area, central air conditioning, one or two fireplaces, and a 652 or a 742 square foot garage. The comparables have improvement assessments ranging from \$167,727 to \$193,927 or from \$49.26 to \$54.65 per square foot of living area.

Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to \$179,396.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$255,533. The subject has an improvement assessment of \$211,835 or \$62.19 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 and within 0.11 of a mile from the subject. The comparables are improved with 2-story homes of frame exterior construction with 3,231 and 3,576 square feet of living area. The dwellings were built in 2015 and 2016. Each home has a basement, four of which have 930 to 1,810 square feet of finished area, central air conditioning, a fireplace, and a 652 or a 742 square foot garage. The comparables have improvement assessments ranging from \$211,931 to \$228,631 or from \$62.65 to \$67.29 per square foot of living area.

Based on this evidence, the board of review requested the subject's assessment be sustained.

In written rebuttal, the appellant argued the board of review's comparables #2, #3, #4, and #5, due to differences from the subject in garage size and/or basement finish.

Conclusion of Law

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

The record contains a total of thirteen equity comparables for the Board's consideration. The Board gives less weight to the board of review's comparable #5, which lacks finished basement area that is a feature of the subject.

The Board finds the best evidence of assessment equity to be the appellant's comparables and the board of review's comparables #1 through #4, which are similar to the subject in dwelling size, age, location, and most features, although five comparables have much greater finished basement area than the subject and five comparables have a smaller garage than the subject, suggesting adjustments to these comparables would be needed to make them more equivalent to the subject. These comparables have improvement assessments ranging from \$167,727 to \$228,631 or from

\$49.26 to \$67.29 per square foot of living area. The subject's improvement assessment of \$211,835 or \$62.19 per square foot of living area falls within the range established by the best comparables in this record. Based on this evidence and after considering appropriate adjustments to the best comparables for differences from the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's improvement 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: _____

October 21, 2025



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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