



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

APPELLANT: Li Wenki
DOCKET NO.: 23-00578.001-R-1
PARCEL NO.: 07-17-113-040

The parties of record before the Property Tax Appeal Board are Li Wenki, the appellant, by attorney Gregory Riggs, of Tax Appeals Lake County, 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: \$15,759
IMPR.: \$111,942
TOTAL: \$127,701

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 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 two-story dwelling of frame exterior construction with 2,547 square feet of living area. The dwelling was constructed in 1995 and is approximately 28 years old. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a 483 square foot garage. The property has a 7,841 square foot site and is located in Gurnee, Warren 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 code and within .26 of a mile from the subject. The parcels range in size from 6,530 to 8,280 square feet of land area which are each improved with a two-story dwelling of frame exterior construction. The dwellings were built in either 1994 or 1995 and contain either 2,559 or 2,639 square feet of living area. Each comparable has an unfinished basement, central air conditioning,

a fireplace and a 552 square foot garage. The comparables sold from October 2021 to December 2022 for prices of \$350,000 or \$380,000 or either \$136.77 or \$143.99 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduced total assessment of \$116,301 which would reflect a market value of approximately \$348,938 or \$137.00 per square foot of living area, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$127,701. The subject's assessment reflects a market value of \$383,141 or \$150.43 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.¹

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales located in the same neighborhood code as the subject and within .80 of a mile from the subject. The parcels range in size from 8,712 to 12,197 square feet of land area which are each improved with a two-story dwelling of wood siding exterior construction. The dwellings are either 26 or 28 years old and range in size from 2,411 or 2,437 square feet of living area. Each comparable has a basement, two of which have finished area. Features include central air conditioning, a fireplace and a garage of either 420 or 593 square feet of building area. The comparables sold from January to September 2022 for prices ranging from \$400,000 to \$447,500 or from \$165.36 to \$185.61 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 parties submitted a total of seven comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparable sale #1 which sold least proximate to the lien date at issue of January 1, 2023 and thus is less likely to be indicative of the subject's market value. In addition, the Board has given reduced weight to board of review comparables #2 and #3 which each have finished basement area which is not a feature of the subject.

The Board finds the best evidence of market value to be appellant's comparable sales #2 and #3 as well as board of review comparable sales #1 and #4 which are each similar to the subject in

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). Prior to the issuance of this decision, the Department of Revenue has yet to publish Table 3 with the figures for tax year 2023.

location, age, design, dwelling size and several features. These most similar comparables sold for prices ranging from \$350,000 to \$411,000 or from \$136.77 to \$170.47 per square foot of living area, including land. The subject's assessment reflects a market value of \$383,141 or \$150.43 per square foot of living area, including land, which is within the range established by the best comparable sales in this record both in terms of overall value and on a per-square-foot of living area basis. Based on this evidence and after considering appropriate adjustments to the best comparable sales for differences when compared to the subject, the Board finds 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: _____

August 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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