



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

APPELLANT: Hien Dang
DOCKET NO.: 23-01777.001-R-1
PARCEL NO.: 14-22-309-035

The parties of record before the Property Tax Appeal Board are Hien Dang, 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: \$67,415
IMPR.: \$250,759
TOTAL: \$318,174

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.

Preliminary Matter

This appeal was filed on January 30, 2024 by counsel using the Board's Electronic Filing Portal (EFP) (86 Ill.Admin.Code §1910.33, effective January 27, 2023). Pursuant to Standing Order #2 issued by the Board on February 14, 2023, the appellant's comparables #1 and #2 contained in set #1 and comparable #5 contained in set #2 of additional grid analyses, but not in the electronic form Sec. V grid analysis, have been "give[n] . . . zero weight" in this decision and will not be discussed further herein [appellant's comparables #1 through #9 set forth again in the additional grids, are merely duplicates of the Sec. V data with a 360 square foot enclosed porch area noted for comparable #9]. (See also, 86 Ill.Admin.Code §1910.80)

Findings of Fact

The subject property consists of a 2-story dwelling of brick exterior construction with 4,545 square feet of living area. The dwelling was constructed in 2005 and is approximately 19 years old. Features of the home include a 2,410 square foot walkout basement, central air conditioning, three fireplaces and a garage containing 796 square feet of building area. The property has a 26,332 square foot site and is located in Kildeer, Elia Township, Lake County.¹

The appellant contends assessment inequity concerning the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on nine equity comparables in the Section V grid analysis. The properties are located in the same neighborhood code as the subject and within 0.28 of a mile from the subject. The comparables consist of two-story dwellings of brick, frame or brick and frame exterior construction. The homes range in age from 19 to 22 years old and range in size from 3,874 to 5,017 square feet of living area. Each comparable has from a 1,941 to a 2,751 square foot basement, central air conditioning, one to three fireplaces, and a garage ranging in size from 726 to 936 square feet of building area. The comparables have improvement assessments ranging from \$195,156 to \$260,048 or from \$50.38 to \$52.49 per square foot of living area.

Based on this evidence, the appellant requested a reduced improvement assessment of \$235,272 or \$51.77 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$318,174. The subject property has an improvement assessment of \$250,759 or \$55.17 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on nine equity comparables. The properties are located in the same neighborhood code as the subject and within .25 of a mile from the subject. The comparables consist of two-story dwellings of brick or brick and frame exterior construction. The homes were built from 2002 to 2018 and range in size from 3,904 to 4,970 square feet of living area. Each comparable has from a 1,924 to a 3,573 square foot basement, central air conditioning, one to four fireplaces, and a garage ranging in size from 704 to 1,006 square feet of building area. The comparables have improvement assessments ranging from \$220,151 to \$282,588 or from \$55.15 to \$56.90 per square foot of living area.

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

Conclusion of Law

The taxpayer 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

¹ The subject's property record card provided by the board of review revealed the subject has 26,332 square foot site and a walkout basement, which was not refuted by the appellant in rebuttal.

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 parties submitted a total of eighteen equity comparables to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to the appellant's comparables #3, #5 and #8 as well as board of review comparables #2, #4, #5, #7 and #8 due to differences in their age, dwelling sizes or larger basement sizes when compared to the subject.

The Board finds the best evidence of assessment equity to be the appellant's comparables #1, #2, #4, #6, #7 and #9 as well as board of review comparables #1, #3, #6 and #9. These ten comparables are overall more similar to the subject in location, age, dwelling size, basement size, and other features, but still require varying adjustments for differences in these features to make them more equivalent to the subject property. These comparables have improvement assessments ranging from \$235,286 to \$260,048 or from \$51.27 to \$56.90 per square foot of living area. The subject's improvement assessment of \$250,759 or \$55.17 per square foot of living area falls within the range established by the best comparables in this record.

Based on this record and after considering appropriate adjustments to the best comparables when compared to 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 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 15, 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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