



FINAL ADMINISTRATIVE DECISION ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Wen Kuang
DOCKET NO.: 24-01827.001-R-1
PARCEL NO.: 15-24-112-018

The parties of record before the Property Tax Appeal Board are Wen Kuang, 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:	\$80,218
IMPR.:	\$247,768
TOTAL:	\$327,986

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 2024 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 brick and frame exterior construction with 3,724 square feet of living area. The dwelling was constructed in 2004 and is approximately 20 years old. Features of the home include a basement with 1,373 square feet of finished area, 4½ bathrooms, central air conditioning, three fireplaces, and a 940 square foot garage. The property is located in Lincolnshire, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on five comparable sales located in the same neighborhood code as the subject and within .67 of a mile from the subject. The parcels range in size from 19,602 to 23,087 square feet of land area which are each improved with a two-story dwelling of brick, frame or brick and frame exterior construction. The dwellings are 31 to 56 years old and range in size from 4,114 to 4,466 square feet of living area. Features include a basement with finished

area ranging in size from 500 to 1,908 square feet, 2½ to 5½ bathrooms, central air conditioning, one to three fireplaces, and a garage ranging in size ranging from 803 to 988 square feet of building area. The comparables sold from January to November 2022 for prices ranging from \$765,000 to \$972,500 or from \$176.27 to \$217.76 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduced total assessment of \$242,036 which reflects a market value of \$726,181 or \$195.00 per square foot of living area, including land, using the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$327,986. The subject's assessment reflects a market value of \$984,056 or \$264.25 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.¹

As part of additional documentation, the board of review asserted the subject dwelling has more basement area and a larger garage than any comparables within [similar] size range.

In support of its contention of the correct assessment, the board of review submitted information on three comparable sales located in the same neighborhood code and within .91 of a mile from the subject. The parcels range in size from 20,473 to 30,928 square feet of land area and are each improved with a two-story dwelling of frame or brick and frame exterior construction. The dwellings are either 21 or 31 years old and range in size from 3,457 to 3,533 square feet of living area. Two comparables have basement with finished area and comparable #2 does not have a basement. Features include 3½ or 4½ bathrooms, central air conditioning, one or two fireplaces, and a garage ranging in size from 736 to 864 square feet of building area. The comparables sold from August 2022 to July 2024 for prices ranging from \$910,000 to \$1,046,000 or from \$257.57 to \$298.86 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 eight suggested comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #1, #2 and #4, due to their differing dwelling sizes of more than 16%

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 2024.

when compared to the subject. The Board has given reduced weight to board of review comparable #2, due to the lack of a basement foundation with finished area, which are both features of the subject property.

The Board finds the best market value evidence in the record consists of appellant's comparables #3 and #5 along with board of review comparables #1 and #3, which are each relatively similar to the subject in location, design, foundation type, finished basement feature and some additional features. Each of these best comparables necessitate adjustments for older ages when compared to the subject as well as differences in bathroom count, dwelling size, basement size, finished basement size, fireplace count, and/or garage size. These best comparables sold from January 2022 to June 2024 for prices ranging from \$830,000 to \$1,046,000 or from \$200.43 to \$298.86 per square foot of living area, including land. The subject's assessment reflects a market value of \$984,056 or \$264.25 per square foot of living area, including land, which is within the range of the best comparable sales in this record both in terms of overall value and on a per-square-foot of living area basis, despite that the subject dwelling is newer than each of these best comparables.

Based on this evidence and after considering appropriate adjustments to the best comparable sales in the record for differences from the subject to make the comparables more equivalent to the subject, the Board finds a reduction in the subject's assessment is not justified on grounds of overvaluation.

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: _____

C E R T I F I C A T I O N

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:

January 20, 2026



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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