



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

APPELLANT: Xinyan Lu
DOCKET NO.: 24-01899.001-R-2
PARCEL NO.: 13-12-101-051

The parties of record before the Property Tax Appeal Board are Xinyan Lu, the appellant, by attorney Andrew J. Rukavina, of The Tax Appeal Company in Mundelein; 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: \$58,198
IMPR.: \$465,171
TOTAL: \$523,369

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 2-story dwelling of brick exterior construction with 7,647 square feet of living area. The dwelling was constructed in 2001. Features of the home include a basement with finished area, central air conditioning, seven fireplaces and a 1,662 square foot garage. The property has an approximately 49,295 square foot site and is located in North Barrington, Cuba 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 within 0.66 of a mile from the subject property. The comparables have sites that range in size from 40,486 to 65,381 square feet of land area and are improved with 2-story dwellings of brick exterior construction ranging in size from 7,024 to 8,124 square feet of living area. The dwellings were built from 1991 to 1996. Each comparable has a basement with finished area, central air conditioning, three or six

fireplaces and a garage ranging in size from 1,188 to 1,323 square feet of building area. The properties sold from April 2022 to March 2024 for prices ranging from \$1,100,000 to \$1,130,000 or from \$135.40 to \$160.88 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$375,073 which reflects a market value of \$1,125,332 or \$147.16 per square foot of living area, land included, when applying 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 \$523,369. The subject's assessment reflects a market value of \$1,570,264 or \$205.34 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 three comparable sales located within 0.61 of a mile from the subject property. The comparables have sites that range in size from 41,155 to 81,771 square feet of land area and are improved with a 1.5-story or a 2-story dwelling of brick or frame and brick exterior construction ranging in size from 6,680 to 7,890 square feet of living area. The homes were built from 1998 to 2005. Each comparable has a basement, two of which have finished area. Each dwelling has central air conditioning, three or five fireplaces and a garage ranging in size from 816 to 1,662 square feet of building area. The properties sold from October 2022 to July 2024 for prices ranging from \$1,475,000 to \$2,200,000 or from \$220.81 to \$288.22 per square foot of living area, land included.

The board of review also submitted printouts from a Multiple Listing Service (MLS) providing market data for the subject's subdivision for calendar years 2021 through 2024. The board of review also submitted the MLS listing sheet and a Listing and Property History Report for appellant's comparable #2, contending the sale price of this property to be an outlier. The MLS sheet and listing history for appellant comparable #2 depicts the property had marketing time of 169 days and was originally listed for \$1,500,000 on September 21, 2023. The list price was reduced to \$1,425,000 on November 8, 2023 and to \$1,300,000 on January 9, 2024. The MLS sheet depicted the property closed on March 29, 2024 for a sale price of \$1,100,000. Based on this evidence, the board of review requested the subject's assessment be confirmed.

In written rebuttal, the appellant critiqued the board of review's comparables asserting comparable #1 has an inground swimming pool, comparable #2 has custom millwork and additional enclosed porches which comparable #3 differs in design and dwelling size when compared to the subject. The appellant did not submit any documentary evidence, such as an MLS listing, to support these assertions. Based on these differences, the appellant contended the board of review comparables are not proper comparables for the subject property, adding the board of review submitted "nothing to properly refute the Appellant's request for a reduction in assessment," and argued for a reduction to the subject assessment based on the appellant's original appeal petition.

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 drafting of this decision, the Department of Revenue has yet to publish figures for tax year 2024.

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 six comparable sales for the Board's consideration. The Board gives less weight to appellant comparables #1 and #3 along with board of review comparable #3 which sold in 2022, less proximate to the January 1, 2024 assessment date than other properties in the record.

The Board finds the best evidence of market value to be appellant comparable #2 and board of review comparables #1 and #2 which sold more proximate to the January 1, 2024 assessment date and are similar to the subject in location, age, design, dwelling size and some features. However, these comparables present varying degrees of similarity to the subject in site size suggesting adjustments are needed to make these properties more equivalent to the subject. These comparables sold from January 2023 to July 2024 for prices ranging from \$1,100,000 to \$2,200,000 or from \$135.40 to \$288.22 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,570,264 or \$205.34 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. After considering appropriate adjustments to the best comparables for differences from the subject, the Board finds the subject's assessment is justified and a reduction in the subject's assessment is not warranted.

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

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 17, 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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